DARTFORD
BOROUGH COUNCIL

Development Control Board

Councillor D E Hunnisett (Chairman)
Councillor R S L Perfitt (Vice-Chairman)
Councillor S H Brown
Councillor J Burrell
Councillor S P Butterfill
Councillor B Garden
Councillor P M Harman
Councillor R A S Jones
Councillor T A Maddison
Councillor D T Nicklen
Councillor A J Oakley-Dow
Councillor V Oguntope
Councillor T Oliver
Councillor M I Peters
Councillor D J Reynolds
Councillor A S Sandhu, MBE
Councillor Mrs R F Storey

A meeting of the above Committee will be held on

Thursday 13 April 2023 at 7.00pm at the Civic Centre, Dartford

Chief Officer and Director of Corporate Services
3 April 2023

Civic Centre, Home Gardens, Dartford, Kent, DA1 1DR
Tel: 01322 343434 Fax: 01322 343422 Web:www.dartford.gov.uk

INTRODUCTION
The function of the Development Control Board is to consider planning applications and also to take enforcement action against breaches of planning control and related matters.

AGENDA LAYOUT
Reports on a planning application describes the application site, the proposed development, any relevant planning history, responses from those who have been consulted on the application along with any other comments received, and, lastly, a report on the main planning issues relevant to the application. The reports also contain a recommendation to the Board Members, generally either for refusal or approval. The recommendation appears at the beginning and at the end of each report. There is a narrative by the Planning Officer of his/her consideration and the reason for refusal, or the conditions to be attached to an approval, are set out at the end of the report.

UPDATE
The main agenda is printed some time before the Board meeting. The Update is a document which is prepared the day before the meeting and circulated to Members. It provides information about applications to be considered at the meeting which has emerged since the agenda was printed. This could include further comments from interested parties, recent changes to the application and amendments to the recommendation. Copies of the Update are made available to the public.

THE MEETING
The Chairman and Vice-Chairman sit on the dais at the front of the Council Chamber. Planning Officers sit on their right and a legal representative and the Committee Co-ordinator usually sit on their left.

The Chairman may take agenda items in an order which reflects the degree of public interest.

The Chairman will propose each item and invite Members to indicate if they would like to discuss. If an item is not proposed for discussion, the Chairman will ask Members to vote in accordance with the Officer recommendation. However, those items where a member of the public has registered to speak against the Officer recommendation will be discussed by the Board. There will be no need for public speakers to address the Board if the speaker was going to support the Officer recommendation.

For items for discussion, the Planning Officer will usually make a presentation, describing the proposal, outlining the main planning considerations and concluding with the recommendation. Where a request to speak has been made by 12 noon on the designated date, and granted, the Chairman will invite speakers to sit in a designated area equipped with microphones. Where the Officer's recommendation is to allow the application, the objectors will have the opportunity to speak first, followed by any supporter. The reverse order will apply in cases where the Officer's recommendation is that the application be refused. Each speaker will be allowed three minutes to make their points.

Members or Officers may clarify any points with the speaker(s) before Members consider the application. Thereafter, no public speaking will be allowed and the speaker(s) will be asked to return to the public gallery.

The Chairman has the discretion to curtail or extend speaking in individual cases if it is considered appropriate.

SITE MEETINGS
If it becomes apparent during the Board's deliberations on an application that the Board cannot fully appreciate the impact of a proposal without seeing the site first, Members may decide to defer the application so that a site meeting can be held. If agreed, the item will not be discussed further at this meeting.

DEVELOPMENT CONTROL BOARD

AGENDA

Thursday 13 April 2023

Update

1. **Apologies for Absence**

2. **Declarations of Interest**

   To receive declarations of interest from Members including the terms(s) of the Grant of Dispensation (if any) by the Audit Board or Chief Officer & Director of Corporate Services.

3. **Confirmation of the Minutes of the meeting held on 16 February 2023** (Pages 1 - 6)

4. **References from other committees**

5. **Urgent Items**

   The Chairman will announce his decision as to whether there are any urgent items and their position on the agenda.

ITEMS FOR CONSIDERATION IN PUBLIC

6. **22/01365/COU** (Pages 7 - 18)
   Rear of 82 London Road, Stone, DA2 6AN

   Proposal:

   Change of use of ancillary storage buildings associated with 82 London Road to self contained storage facility (Class B8)

   Recommendation:

   Approval

7. **23/00006/VCON** (Pages 19 - 48)
   Stone lodge Development Complex, Cotton Lane, Stone DA2 6PD

   Proposal:

   Outline Planning Permission DA/18/01074/OUT as amended by DA/20/00746/VCON for the erection of an 8-form entry secondary school, up to 140 residential dwellings in total across

2 sites and provision of 19 ha of public open space. Amendment of Condition 2 (approved drawings) to provide a revised Parameters Plan which changes the boundaries to the two areas shown as 'New Residential Development'

Recommendation:

Approval

8. **22/00553/REM** (Pages 49 - 70)
Stone lodge Development Complex, Cotton Lane, Stone DA2 6PD

Proposal:

Reserved Matters approval (Appearance, Landscaping, Layout and Scale), pursuant to Condition 1 to provide 140 residential dwellings (Use Class C3) and associated works including internal road network, landscaping, utilities and drainage infrastructure, car and cycle parking and waste storage and also including details required by Conditions 42 (land levels RS1), 44 (surface water drainage RS1) , 48 (ecological enhancements RS1), 49 (materials RS1), 50 (noise assessment RS1), 51 (car parking RS1), 52 (hard and soft landscaping RS1), 53 (cycle parking RS1), 55 (travel plan RS1), 72 (land levels RS2), 74 (surface water drainage RS2), 78 (ecological enhancements RS2), 79 (materials RS2), 80 (noise assessment RS2), 81 (hard and soft landscaping RS2), 82 (car parking RS2) and 86 (travel plan RS2) of Outline Planning Permission (LPA Ref: DA/20/00746/VCON).

Recommendation:

Approval of reserved matters

ITEMS FOR INFORMATION IN PUBLIC

9. **Decisions Taken Under Delegated Powers** (Pages 71 - 96)

To consider delegated decisions taken during the period:

02/02/2023 to 29/03/2023

DARTFORD BOROUGH COUNCIL

DEVELOPMENT CONTROL BOARD

MINUTES of the meeting of the Development Control Board held on Thursday 16 February 2023 at 7.00 pm

PRESENT: Councillor D E Hunnisett (Chairman)
Councillor R S L Perfitt (Vice-Chairman)
Councillor S H Brown
Councillor S P Butterfill
Councillor B Garden
Councillor P M Harman
Councillor R A S Jones
Councillor T A Maddison
Councillor D T Nicklen
Councillor V Oguntope
Councillor T Oliver
Councillor M I Peters
Councillor D J Reynolds
Councillor A S Sandhu, MBE

Emma Eisinger – Development Manager
Steve Bell – Major Projects Team Leader
Anna Okoli – Solicitor
Alex Crowe - Democratic Services Officer

53. APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Burrell & Storey.

54. DECLARATIONS OF INTEREST

There were no declarations of interest from Members.

Councillor Shippam, confirmed for transparency that he would be speaking on behalf of his role as the Ward Member and local resident for application 22/00010/VCON

55. CONFIRMATION OF THE MINUTES OF THE MEETING HELD ON 19 JANUARY 2023

Members considered the minutes of the meeting of the Development Control Board which took place on 19 January 2023.

RESOLVED:

That the minutes of the meeting of the Development Control Board held on 19 January 2023 be confirmed as an accurate record.

CHAIRMAN'S INITIALS

56. REFERENCES FROM OTHER COMMITTEES

There were no references from other committees.

57. URGENT ITEMS

There were no urgent items.

The Chairman informed members that he had decided to change the order of items on the agenda. This is reflected in the minutes below.

58. 22/01094/FUL
MILL HOUSE, PRIORY ROAD, DARTFORD, KENT

The Board considered an application for the replacement of existing pitched roof with a mansard roof to provide 2 self-contained 2-bed apartments within the roof space at second storey level and reconfiguration of existing curtilage and parking area to provide amenity space, bin store, cycle store and 3 additional car parking spaces.

RESOLVED:

That the application be granted, subject to the conditions set out in the report.

59. 22/00827/VCON
HANGLOOSE BLUEWATER

The Board considered an application for variation of condition 8 of planning permission ref DA/21/01409/VCON to increase the number cap from 50,000 visitors per annum to 125,000 visitors per annum.

RESOLVED:

That the application be granted, subject to the conditions set out in the report.

60. 22/01178/FUL
50 HOLMLEIGH AVENUE, DARTFORD, KENT, DA1 5AS

The Board considered an application for the demolition of a detached garage and erection of a detached granny annexe ancillary to the main house.

The Chairman introduced Tracey Hammond, who spoke against the recommendation.

The Board sought, and received, clarification on the following matters: sewage and water disposal would be part of the considerations under the building regulations; the Section 106 agreement would ensure that the building remains ancillary to the main dwelling; off street parking would be available to the front of the site and is suitable; how the Community

CHAIRMAN'S INITIALS

Infrastructure Levy (CIL) would be applied to this annexe proposal and how the annexe would be accessed.

RESOLVED:

That the application be granted, subject to the conditions set out in the report and a Section 106 agreement.

61. 22/00010/VCON
LIDL INSTONE ROAD DARTFORD KENT DA1 2AG

The Board considered an application for a variation of condition 30 of Planning Permission DA/16/00024/VCON to amend delivery hours to 08:00 - 23:00 Monday to Saturday and 11:00 - 17:00 Sundays and Bank Holidays.

The Officer presented the proposal and informed Members of a recommended change to the wording of condition 1 [change in italics]:

01. *This permission which includes* extended hours for servicing and deliveries to the store hereby permitted under condition 22 shall be for a limited period of 1 calendar year only, and such extended hours shall be discontinued following the 17th February 2024.

    Reason: To enable the Local Planning Authority to review the circumstances under which this permission is granted in accordance with Policy DP2 and DP5 of the adopted Dartford Local Plan.

The Chairman introduced Margaret Alliston, who spoke against the recommendation.

Councillor Shippam also addressed the Board in his capacity as Ward Member for Town ward.

The Board expressed concern regarding the proposal for extended opening hours and discussed the following points: neighbour disturbance from existing opening hours in respect of bright headlights from delivery vehicles turning within the site during the evening and loud vehicles unloading and reversing in to the loading bay.

Concern was expressed that there may have already been deliveries outside of permitted times. It was noted by the Officer that central Government had issued advice on extended delivery times in a response to the Covid pandemic but that this had now been withdrawn. The Officer also noted that local residents might wish to keep a record of any late night disturbance in the event that the decision is appealed.

RESOLVED:

That the application be refused for the reasons detailed below:

CHAIRMAN'S INITIALS

The extension to the delivery hours because of the associated activities, disturbance and late night operations in close proximity to residential properties will result in disturbance and a detrimental impact to neighbouring amenity contrary to Policy DP5 of the adopted Dartford Local Plan, Policy M2 of the draft Local Plan and the National Planning Policy Framework (paragraph 130).

The meeting was adjourned for five minutes to allow any members a comfort break.

62. 21/00986/FUL
FORMER BUILDERS YARD, SPRING VALE, GREENHITHE, DA9 9HA

The meeting reconvened after a short break.

The Board considered an application for demolition of existing buildings and re-development of the site to provide a total of 32 residential dwellings (Use Class C3) consisting of 17 No. 3 bed semi-detached and terraced houses and 15 No. 1, 2 and 3 bed flats. As well as the provision of associated infrastructure including a road extension / access road, footpaths, parking provision, refuse and bike store, pumping station, private and communal amenity space and ecological habitat areas.

Members also had regard to the information contained in the circulated update.

The Democratic Services Officer read out a written submission from Joanne Esposito, who was unable to attend, in support of the application.

Councillor Mote also addressed the Board in his capacity as Ward Member for Greenhithe & Knockhall ward.

Members discussed the merits of the application, sought, and received, clarification on the following points: suitable parking for residents and contractors; affordable housing would be policy compliant; how the public right of way would be maintained and whether lighting could be provided; the pumping station would be designed, provided and maintained by Southern Water; how existing mature trees would be retained and protected and how replacement trees would be secured.

RESOLVED:

That planning permission be granted, subject to:

(i) That delegated authority be given to the Development Manager for agreement to a suitable receptor site for reptiles to be incorporated into the

CHAIRMAN'S INITIALS

s106 within 6 months of the resolution to grant planning permission (referred back to the Development Control Board thereafter);

(ii) The completion of a Section 106 agreement within 6 months of the resolution to secure the measures set out in paragraph 126 of the main report; and

(iii) The conditions set out in the main report.

In addition, Members resolved that Kent County Council be requested to consider including lighting to PROW DS7 as part of the footpath improvement works to be secured through the Section106 agreement.

Condition 20 is amended to specify medium to heavy standard tree planting as follows:

20. Prior to occupation of the development hereby approved, a Comprehensive Landscaping Strategy including both hard and soft landscaping, the retention and reinforcement of native species of trees and vegetation, together with a Landscape Management Plan, shall be submitted to and approved by the Local Planning Authority, and shall be implemented prior to first occupation (unless this falls outside of the planting season in which case it shall be implemented at the first opportunity during the following planting season, between October and March inclusive).

    The strategy shall include full details of the following but shall not be limited to:

    - all species
    - tree, plant and hedge sizes - the trees shall be planted at a minimum of ‘selected standard’ size
    - numbers and densities
    - locations
    - a maintenance programme
    - planting to KCC highway verges
    - planting outside ground floor habitable windows to provide defensible spaces

    Such landscaping shall thereafter be maintained for a period of five years following its implementation. Any trees, shrubs or grassed areas which die, are removed or become seriously damaged or diseased within this period shall be replaced within the next planting season with plants of similar species and size to that approved.

    Reason: To safeguard the visual amenities of the locality in accordance with Policies DP2 and DP25 of the adopted Dartford Local Plan.

CHAIRMAN'S INITIALS

And additional Informatives to cover:

- Encouragement that first 5 Affordable Rented units be offered to DBC Housing;
- Provision of disabled parking spaces related to wheelchair units;
- Management company be encouraged maintain PROW in addition to KCC's obligations.

63. PERFORMANCE REPORT

Members received, for information, the quarterly performance report for the Development Management section.

Members congratulated Officers for maintaining good performance, despite staffing pressures.

RESOLVED:

That the report be noted

64. DECISIONS TAKEN UNDER DELEGATED POWERS

Members received, for information, a report on the decisions taken under delegated powers for the period 5 January 2023 to 1 February 2023.

RESOLVED:

That the report be noted.

The meeting closed at 9.19 pm

Councillor D E HUNNISETT
CHAIRMAN

CHAIRMAN'S INITIALS

DEVELOPMENT CONTROL BOARD

13 April 2023

Reference: 22/01365/COU **Officer:** Abigail Lavery

Location: Rear Of 82
London Road
Stone
DA2 6AN

Proposal: Change of use of ancillary storage buildings associated with 82 London Road to self contained storage facility (Class B8)

Applicant: Mr Oleg Kuprisov

Agent: K Designs/Mrs Jenna Killeen

Parish / Ward: Stone / Stone House

RECOMMENDATION:

Approval

SITE DESCRIPTION

(1) The site comprises a yard area and two single storey buildings and is located to the rear of Nos.78, 80 and 82 London Road (A226), Stone. Access to the site is to its eastern side via an existing vehicular access and dropped kerb onto Invicta Road. The access is demarcated by metal gates with barbed wire atop, these are manual gates which open into the site. The eastern boundary treatment comprises a brick wall and there is concrete slat fencing to the northern boundary, close boarded fencing lines the perimeter of the site inside the external walls. The site area is some 270 square metres. The buildings are situated to the northern end of the site where it is at its widest (around 14.5 metres) and the southern portion of the site, which is fairly narrow (around 5.7 metres), comprises an open concrete yard.

(2) The existing buildings comprise a single storey brick built flat roof building with 3 no. windows to its front (eastern) elevation and a large opening with roller shutter (2.8m wide) to its southern elevation. This building was granted planning consent under reference 99/00703/FUL. The second building is attached to the first and smaller in terms of footprint but comprises 2 storeys and has a dual pitched tiled roof. This building appears to have been on site for many many years, with no records held of its erection. This building does not have any windows and has a single entrance point which is covered by a roller shutter. There is a covered area attached to both of the buildings which is enclosed on either side but open to the front (east).

(3) The lawful use of the site is considered to be ancillary storage in connection with 82 London Road. The site has been severed from No.82 and is now within separate ownership.

(4) As noted, the site access is in Invicta Road which is predominately residential in terms of use, and neighbouring premises on London Road are both commercial and residential. No.82 London Road contains a commercial unit at ground floor level currently in use as a barbers and a flat at first floor level. Nos. 78 and 80 London Road are two storey residential dwellings. To the northern side of the site lies 1 Invicta Road, a residential property and opposite the site lies a residential dwelling (2A Invicta Road) and a fast food takeaway (84 London Road) with a flat above. Opposite the junction with Invicta Road and London Road lies a fairly large commercial site currently in use as a builder's merchants.

THE PROPOSAL

(5) Planning permission is sought for the change of use of the site to a storage facility (B8 use). The current lawful use of the site is ancillary storage to the main use of no. 82 London Road and as such the key difference will be that the storage use is independent and no longer tied to the commercial/retail unit at 82 London Road.

(6) There are no changes proposed to the existing buildings and the yard will also be retained in its current form with no extensions proposed to the site area. The plans show that there will be no physical alterations to the site or buildings, the application relates only to a change in the use of the site. However, the submitted plans show that there would be two separate small areas of external storage and one car parking space.

(7) The proposed use would be for storage only. It is not known at this stage as to what sort of items would be stored at the site. The applicant has advised that there will not be a site office.

(8) The application description initially stated that the development was retrospective however this has since been removed from the description as the change of use has not yet taken place and the site is currently vacant.

RELEVANT HISTORY

(9) 21/01461/COU Change of use of storage buildings associated with 82 London Road to a tyre repair and garage business with ancillary storage (retrospective application) 13.04.2022 - Refused.

This application was retrospective and linked to an enforcement investigation. The enforcement officer visited the site in January 2023 and confirmed that the site has been cleared and that this use has ceased. Whilst this took place fairly recently the current application is materially different and separate to this. I note that the process of clearing the site in association with the past unauthorised use was still ongoing while the current application was valid and consulted upon but this previous use does not relate to the current application.

(10) 99/00703/FUL Erection of a single storey building for storage use- approved with a condition linking the storage use to the retail use at 82 London Road.

COMMENTS FROM ORGANISATIONS

(11) Kent Highways - advise that, based on the description of the application, it does not merit their involvement.

(12) Environmental Health - recommend a condition to limit the hours of deliveries and collections to the site.

NEIGHBOUR NOTIFICATION

(13) Neighbours were notified of the application on the 5th of December 2022 and given 25 days in which to comment. A site notice was also posted outside the site on Invicta Road on the 14th of December. In response to consultation a total of 9 objections were received from nearby properties. The objections are summarised as follows:

- Concern in relation to what would be stored at the site
- Comments relating to what will happen on the site in future
- Impact of vehicles for deliveries and collections
- Existing parking pressure and irresponsible parking in the area causing issues for residents
- Road is too small and too overcrowded to allow a business to trade successfully without nuisance to residents
- Concern about late operating hours

- Large commercial vehicles visiting the site would add to danger for pedestrians and drivers

Other issues raised which are not material to the current application are:

- Previous issues with the owner
- Problems relating to the previous unauthorised use of the site for the maintenance of cars
- Parking issues associated with the barbers at 82 London Road
- Rubbish, fires, mess, drinking, smoking associated with the previous occupants of the site
- Flooded drain outside the site

(14) I note that a significant number of objections relate to the previous unauthorised use of the site as a tyre repair and vehicle maintenance business. The application for this use was refused and the use has since ceased on the site. Many residents raise concerns about this previous use and its impact and some comments state that they consider that the application will allow the previous tenant to continue operating at the premises repairing cars. The current application is materially different and separate to this, as will be described in depth later in the report. Any occupiers of the site will also not be permitted to maintain or repair cars at the site as will be described in depth later in the report.

(15) A number of comments also refer to specific actions undertaken by the previous tenant which operated the tyre repair and vehicle maintenance business. The applicant has advised that the previous tenant associated with the vehicle repair business will not occupy the site. This being said, the Council cannot control who owns site and cannot exclude certain persons or businesses from occupying a site. However, the specific use in addition to the way in which the use operates can be limited and controlled by planning conditions as will be the case with the current application.

RELEVANT POLICIES

(16) The Dartford Core Strategy 2011, the Dartford Development Policies Plan 2017 and the Kent Minerals and Waste Local Plan 2016 form the Dartford's Development Plan and the application should be determined against this unless material considerations indicate otherwise.

(17) Adopted Dartford Core Strategy adopted 2011

(18) Adopted Dartford Development Policies Plan 2017
DP1: Presumption in favour of sustainable development
DP2: Good Design
DP3: Transport impacts of development
DP4: Transport access and design
DP5: Environmental and amenity protection

(19) Stone Neighbourhood Plan
HW1: Trees, shrubs and air quality

(20) The Council submitted for examination the Pre-Submission (Publication) Dartford Local Plan on 13 December 2021. With subsequent progression through its examination in public, though both legal compliance and soundness Stages, new policies clearly represent a material consideration in the determination of planning applications. The last (Stage 2) examination hearing day was held 30 November 2022. NPPF paragraph 48 advises weight may be given according to the stage of plan preparation, extent of unresolved objections to relevant policies, and degree of consistency with the NPPF. The Council considers the plan now very well advanced, albeit the examination has not yet concluded. In terms of policy objections, the following policies have consistently lacked unresolved soundness objections and regards all these policies as demonstrably consistent with the NPPF. Dartford Borough Council considers applicable policies including the following may be material considerations afforded greater

weight: S3, D1, D2, D3, D7, E3, M5, M6, M11, M13 & M16. The Policies relevant to this application are:

M1: Good design
M2: Environmental and amenity protection
M16: Travel management
M17: Active travel, access and parking

(21) Dartford Parking Standards Supplementary Planning Document 2012

(22) The National Planning Policy Framework is also a material consideration.

Paragraph 185 (noise, pollution and amenity)
Paragraph 186 (Air quality)

COMMENTS

Key Issues

(23) The main issues relevant to the determination of this application are: principle of development in terms of the use proposed, impact on the amenities of surrounding residents, parking provision and access considerations, effect to the Air Quality Management Area (AQMA) and any other issues.

Principle of development

(24) The proposal seeks consent for a change of use of the site from ancillary storage to 82 London Road (retail use) to an independent storage use (Class B8).

(25) In principle a storage use of the site is not unacceptable as this is its current lawful use, albeit in connection with No.82. The proposed use class will be B8 - storage and distribution however this will not be an unrestrained use as I am proposing that it is carefully managed by planning conditions. It is also noted that there are other commercial uses within the vicinity of the site including retail, fast food takeaways, a builder's merchants and car repair businesses on London Road. Some of those business have rear access for parking, storage and servicing from the part of Invicta Road close to the application site. Whilst further along Invicta Road is a residential area, London Road includes a mix of uses. As such the provision of a B8 use would not be out of keeping with the mixed character of the area in principle in my view.

(26) I note that the 1999 planning application relating to the erection of the larger storage building on site specified a limited number of conditions which relate to; prevention of windows or openings in the building, no external storage outside the building or storage on the flat roof of the building and also a condition which prevents this building from being used independently of 82 London Road and requiring it only be used for storage. The lawful use of the site will have generated a certain level of activity including vehicles arriving at the site, loading and unloading and general noise associated with a commercial use. It is important to note that there are currently no conditions restricting hours of use. As such, the current lawful retail use with ancillary storage could generate noise and activity during the evening.

(27) There will be an opportunity, as part of the current application, to further restrict and control the use of the yard and buildings. Elements which are not currently controlled but could be by virtue of the current application include; hours of operation, no customers or visiting members of the public to the site, removal of permitted development rights, submission and control of a lighting scheme, and no large vehicles to enter the site. It is a key consideration that the fall-back position, in terms of what the site could be lawfully used for (i.e. storage ancillary to the retail use), is much less restrained in terms of the above factors. Without specific planning conditions to limit hours, customers and other factors, these are not limited and could result in a greater impact to the amenities of the locality.

(28) I consider that a storage use is an acceptable use of the site in principle given the context of the area in terms of the mix of uses present, the current lawful use of the site and the fact that the approval of the current application would offer planning benefits in terms of providing a greater level of protection for residents than the current less restrained use. I would also note that in terms of commercial uses, a small B8 use for storage and distribution, alongside a B1 use, would tend to be appropriate within a mixed residential/commercial area in my view.

Amenities of surrounding residents

(29) The site is located in Invicta Road and to the rear of London Road, whilst there are commercial uses within the vicinity of the site there is a distinct residential component to the immediate context of the site. Consequently the impacts to residential neighbours are a key consideration.

(30) Policy DP5 states that development will not be permitted where it would result in unacceptable material impacts to neighbouring uses. This includes but is not limited to; intensity of use including hours of operation, traffic, access and parking, noise disturbance or vibration, light pollution, ground contamination and anti-social behaviour and littering. It is considered that these elements are relevant possible impacts to neighbours and I note that a number of these have been raised by local residents in their representations. I will consider each of these in turn.

(31) In terms of intensity of use and hours of operation, an independent use from no. 82 could, in principle, result in a greater intensity in the use of the site. In this case, and as has already been noted in this report, the current use is subject to a limited number of planning conditions. As such the impacts of an independent use subject to planning conditions compared to an ancillary use with limited planning conditions is a key consideration. The proposed hours of operation have been reviewed with the applicant and it has been agreed that these should be limited to 7.30am - 7pm on weekdays, 9am-5pm on Saturdays and no working on Sundays or bank holidays. It is also noted that, in terms of the intensity of the use, there will be no site office and no visiting members of the public or customers to the site. The site is modest in scale and this will have some limiting effect on the scale of operations, however the above conditions will also ensure that the use of the site does not take place at unsociable hours and that comings and goings to the site are also limited to employees for deliveries and collections. I am not aware of there being any formal limitation to the hours of use of the site at present and I note that objections have referred to concern about the use of the site during the night. Loading and unloading activities associated with the storage use will be prevented as part of the current application (noting that storage of items overnight is not a noisy activity in and of itself) and, if the activity were to occur outside of these times then this would allow the Local Planning Authority to take formal enforcement action against this. It is also noted that the current storage use is tied by condition to the existing retail business and as such this could involve visiting members of the public and customers attending the site at a greater intensity which I suggest can be prevented as part of the current proposals. I consider that the recommended conditions will ensure a suitable intensity of use on the site which will not result in unacceptable material impacts to neighbours and I also note that certain potential impacts by virtue of the current lawful use of the site are likely to be reduced as a result of new planning conditions on the site.

(32) Neighbours have raised concerns relating to the previous unauthorised use of the site which appears to have operated at unsociable hours at an impactful intensity. It is relevant to note that the current proposal would be limited to the hours stated above as would the intensity of the use via planning conditions. It is also noted that the previous use was unauthorised, was refused when planning permission was sought and has since ceased. Neighbours have also expressed concern that, if planning permission is granted for the use now sought, this will allow the previous car maintenance business to operate at the site. This is not the case, the current proposal is for a materially different use which does not involve the maintenance or repair of cars. The applicant has agreed to a planning condition that there be no ancillary or incidental uses on the site associated with the storage use and therefore, even if cars were to be parked or stored on the site, this condition would prevent maintenance, repairs or any other related works from being undertaken on the site. The current application is not related to a car maintenance business at the site and this would be prevented by planning conditions and by

virtue of the fact that this use would fall within a different use class, any permitted changes of use would also be restricted by planning condition.

(33) In terms of traffic, access and parking, the site has an existing access and dropped kerb onto Invicta Road. It is clear that vehicles will be associated with the use for deliveries and collections to and from the site, this is part and parcel of a storage and distribution use. Neighbours have made comments in relation to existing parking pressures in the area and I did observe on the site visit that the surrounding roads are heavily parked and also restricted in places. In comparison with the lawful use of the site for storage the key difference will be that the storage is independent from 82 London Road. Whilst it is not possible to prevent vehicles associated with the business from using and parking on the highway entirely (being a public road), the applicant has agreed to a condition that there be no customers or members of the public visiting the site and no ancillary uses such as a site office. This would serve to control and limit the number and frequency of vehicles attending the site. It is also noted that the hours of operation will be limited as indicated above and as such overnight parking in the immediate area, when it is likely to be in higher demand, should not be affected by the business. A parking plan has been provided which shows that a vehicle can enter and park fully within the site clear of the highway. One bay has been shown but I note that there is capacity for 2 cars which will be a condition of the consent. I do note, as above, that the use of the highway cannot be prevented entirely but I do consider that the use of the aforementioned conditions will serve to reduce and restrict the associated impacts to neighbouring residents. The current use of the site is not subject to these conditions and therefore vehicles are not prevented from delivering to, or collecting from, the site at specific hours, nor is the attendance of the site by members of the public or customers currently prevented. Consequently I consider that the proposed use of the site, in comparison with the lawful use, is likely to result in no greater impact on the highway.

(34) In terms of noise disturbance, vibration, or odour, the use of the site as storage and distribution should not be associated with particularly noisy activities. The use of the site will be restricted by condition to storage and distribution only with no ancillary uses as such there would not be manufacturing or other processes occurring on the site. As noted above, a storage use is inherently quiet.

(35) Light pollution - the storage on site will take place primarily inside the buildings with some specific areas for external storage shown on the proposed site plan. The provision of external lighting has been discussed with the applicant who has agreed that a lighting scheme will be submitted prior to installation of any external lighting at the site in order to prevent unacceptable light pollution for neighbours.

(36) Ground contamination - I do not consider it likely that the use will give rise to ground contamination, there are no physical changes proposed to the existing hardstanding or to the buildings themselves. The main reason for the inclusion of this point is that neighbours have commented on previous oil spillages at the site in association with vehicles and I consider it is key to note that the previous use was for vehicle repairs and maintenance which will not be part of the current proposals.

(37) Anti-social behaviour and littering - Neighbours have raised concerns about these impacts associated with the previous use of the site, I note that this is not particularly relevant to the current application as it appears that these comments relate to specific tenants and users of the site however as neighbours have raised this concern I think it relevant to address here. A storage use is not one which is particularly associated with anti-social behaviour in principle and there will be no customers or visiting members of the public to the site. The hours of use will be limited as above and therefore attendance to the site will not be at unsociable hours. If neighbours experience anti-social behaviour in the area in the future then there are specific avenues, such as the Police, to which this can be reported. I do not consider that the use proposed will give rise to anti-social behaviour in principle and I note that the planning conditions recommended will also serve to reduce the number of visitors to the site as well as the hours during which staff are present at the site.

(38) In terms of littering, a waste management condition/ informative is included in order to ensure that the owner/operator has suitable waste storage and collection measures in place for the site.

(39) In terms of visual impact, as indicated above, no physical changes or extensions are proposed. Some external storage is shown and therefore a condition is recommended that the height of this is limited to 1.8m (no higher than the existing boundary treatment) to prevent any adverse visual impact to neighbouring residents.

(40) Comments have also been made in relation to the specific type of storage which will take place at the site. The specific products to be stored are not known at this stage, however I note that the storage areas are limited to inside the buildings and two specific external areas within the yard. Consequently the scale of what can be stored will be limited by virtue of the site's constraints. Also, as above, there will be no ancillary or incidental uses and as such items could only be stored and not processed, sold or repaired for example.

(41) I note that the site shares boundaries with residential properties on London Road and Invicta Road, as such these neighbours are very close to the site. I consider that the possible impacts described above, alongside the use of planning conditions and the consideration of the lawful use of the site, demonstrate that these neighbours should not experience a greater level of impact than is currently possible in relation to the lawful use of the site. On balance, relevant planning conditions should serve to mitigate a number of impacts so that the effect to nearby residents is not greater than in relation to the lawful use of the site.

(42) Having reviewed the relevant policies and neighbour representations I consider that the use proposed will not result in unacceptable material impacts to neighbours and therefore does not conflict with policy DP5. I also note that the conditions which will limit and control the nature of the use will result in possible benefits in terms of amenity impact

Parking provision, access and highway amenity

(43) This has been considered to an extent above in relation to the way in which this will affect neighbouring residents. Here this is reviewed in terms of the Council's parking standards for the use and general impacts to the highway.

(44) The site area is some 270 square metres but the areas to be used for storage comprise the buildings and two specific external areas and have a total area of 97.5 square metres. The parking standards for the B8 use class require 1 goods vehicle space per 300 square metres floor space and 1 car parking space per 110 square metres floor space. As such the requirement for the storage use at the site is 1 goods vehicle space and 1 car parking space. A small van and car can be parked within the site. The parking provision for the site therefore complies with the adopted standards.

(45) I note that the standards also refer to the need for turning and manoeuvring within the site, given the constraints of the site it is unlikely that vehicles will be able to make deliveries and collections within the site. I note that this is currently the case for the lawful use and, as noted above, times of deliveries and collections are not limited. In comparison with the existing lawful use of the site I do not consider that the use of the highway near the site for deliveries and collections will result in a materially greater impact than the current lawful use. If the current application were to be refused then it would still be the case that vehicles would be using the highway to make deliveries or collections to and from the site but this would not be subject to a condition limiting the hours in which these could be made. On balance I consider the proposed parking and access arrangements to be acceptable in comparison with the lawful use.

Effect to Air Quality Management Area (AQMA)

(46) The site is partially within the London Road AQMA. Based on the site's lawful use for storage and its small scale it was not considered necessary to request an air quality assessment. As indicated above, there are notable similarities between the lawful use and proposed use of the site and, in terms of air quality impacts, it is considered that these will also

be similar. I do not consider that the proposed use will result in notable impacts to the AQMA and as such is compliant with policy DP5 in respect of impacts to air quality.

HUMAN RIGHTS

(47) In determining the application, the Council, as local planning authority, is required to have regard to the provisions of the Human Rights Act 1998. Section 6 of the 1998 Act, prohibits local planning authorities from acting in a way, which is incompatible with the European Convention on Human Rights. The Convention rights (both qualified) likely to be engaged are:

- Article 8: Respect for private and family life, home and correspondence;
- Protocol 1, Article 1: Right to peaceful enjoyment of property.

(48) In practice, the Board in determining a planning application, will, having regard to the interests of the community/wider-public interest and those of the applicant, undertake a balancing exercise to ensure a fair outcome.

(49) The Board is required to satisfy itself that any potential adverse amenity impacts are acceptable and that any potential interference with the Convention rights are legitimate and justified. Both public and private interests are to be taken into account in the exercise by the Board of its powers and duties. Any interference with a Convention right must be necessary and proportionate. This means that the Board must therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

(50) The application has the legitimate aim of a change of use of the site for independent storage use .The main body of the report identifies the extent to which there is interference with the Convention rights and whether the interference is proportionate.

(51) This report outlines the consultation that has been undertaken on the planning application and the opportunities for third parties to make representations to the Board.

(52) In summary, Article 8 and Protocol 1, Article 1, are not considered to be unlawfully interfered with by the application.

PUBLIC SECTOR EQUALITY DUTY

(53) Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

(54) In relation to the Town and Country Planning (Environmental Impact Assessment) Regulations (2017) the proposal is not Schedule 1 or Schedule 2 development. It is not considered to require a screening opinion.

CONCLUSIONS AND REASONS FOR RECOMMENDATION

(55) I have reviewed the proposed development in light of relevant planning policies, comments from consultees and local residents and have been mindful of the lawful use of the site.

(56) The application site has a lawful use as ancillary storage to a retail use and as such the proposed use is considered to be acceptable in principle. The existing lawful use of the site is not restricted in terms of hours of use or visiting customers and members of the public to the site and there are no conditions relating to external lighting, provision of parking or the height of external storage. It is considered that the use of planning conditions to restrict the proposed use is likely to offer some benefit to neighbours in comparison to what is currently possible at the site without the need for planning consent.

(57) There will be parking within the site and this will be secured by condition. Whilst there will be deliveries and other vehicles attending the site as part of the use it is considered that the impact of this will not be materially greater than is currently possible at the site.

(58) The development is not considered to give rise to impacts to air quality which would be unacceptable within the London Road air quality management area owing to the small scale of the proposals and the existing lawful use of the site by comparison.

(59) Overall, it is considered that the proposed development would, on balance, be acceptable and that planning permission should be granted subject to conditions.

RECOMMENDATION: Approval

Conditions:

Time limits:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following plans and documents:

025.1285.01 Indicative floor plans
025.1285.10C Existing and proposed site plans
025.1285.11A Existing and proposed plans
025.1285.12 Existing and proposed elevations

2. For the avoidance of doubt and to ensure a satisfactory form of development.

Before occupation

3. Prior to the first use of the development hereby approved, details of any proposed external lighting to be attached to the buildings or erected within the site shall be submitted to and approved by the Local Planning Authority. Such details shall include siting, angles, levels of illumination and any shields. Development shall be carried out in accordance with the approved details and there shall be no external lighting provided except for that is specified within the approved details.

Reason: To protect the amenities of the area in accordance with Policies DP2 and DP5 of the adopted Dartford Local Plan.

4. Prior to the first use of the development hereby approved details of facilities for the storage and collection of waste and refuse within the curtilage of the site shall be submitted to and approved by the Local Planning Authority. Development shall be carried out and thereafter maintained in accordance with the approved details.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties and the appearance of the locality, in accordance with Policies DP2 and DP5 of the adopted Dartford Local Plan.

5. Prior to the first use of the development hereby approved 2 car parking spaces measuring a minimum 5m by 2.5m shall be provided within the red line area and kept available for such use at all times and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 2015 or not or any amendment thereto, shall be carried out on that area of land or to preclude vehicular access thereto.

REASON: To ensure the permanent retention of satisfactory car parking facilities in accordance with the Local Planning Authority's standards and Policies DP4 and DP5 of the adopted Dartford Local Plan.

Ongoing

6. There shall be no external storage within the site, except for in the designated areas shown on approved drawing 025.1285.10C. The aforementioned external storage shall be restricted to a maximum height of 1.8m.

Reason: in order to ensure adequate parking provision for the site and no harm to visual amenities in accordance with polices DP2 and DP4 of the adopted Dartford Local Plan.

7. The use of the land and buildings hereby permitted shall be only for class B8 storage use and for no other uses, including any ancillary or incidental use or any other falling within any other use class of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or for any order amending, revoking and re-enacting that Order) and any other use whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not.

Reason: In the interests of amenities and highway safety in accordance with Policies DP4 & DP5 of the adopted Dartford Local Plan.

8. There shall be no active use of the site, including loading or unloading (with the exception of the ongoing storage of items) outside the hours of 7.30am to 7pm Mondays to Fridays and 9am to 5pm on Saturdays with no access on Sundays or Bank Holidays except in case of emergency or unless otherwise agreed in writing by or on behalf of the Local Planning Authority.

Reason: To avoid unreasonable disturbance outside normal working hours to nearby residential properties contrary to Policy DP5 of the adopted Dartford Local Plan.

9. No vehicles larger than a 3.5 tonne van shall be permitted to enter the site at any time.

Reason: In the interest of highway safety in accordance with policy DP4 of the adopted Dartford local plan.

10. There shall be no customers or visiting members of the public permitted to enter the site in connection with the use hereby approved.

Reason: In the interests of amenities and highway safety in accordance with Policy DP5 of the adopted Dartford Local Plan.

Application No::	22/01365/COU
Address :	Rear Of 82 London Road Stone DA2 6AN
Date: 29 March 2023	**Scale:** Not to Scale

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DEVELOPMENT CONTROL BOARD

13 April 2023

Reference: 23/00006/VCON **Officer:** Sue Vaughan

Location: Stone Lodge Development Complex
Cotton Lane
Stone
Kent

Proposal: Outline Planning Permission DA/18/01074/OUT as amended by DA/20/00746/VCON for the erection of an 8-form entry secondary school, up to 140 residential dwellings in total across 2 sites and provision of 19 ha of public open space. Amendment of Condition 2 (approved drawings) to provide a revised Parameters Plan which changes the boundaries to the two areas shown as 'New Residential Development'

Applicant: Dandara South East Ltd/Mr David Maher

Courier House
80/84 Calverley Road
Tunbridge Wells
TN1 2UN

Parish / Ward: Stone / Stone Castle

RECOMMENDATION:

Approve variation of Condition 2 (approved drawings) of the Outline Planning permission DA/18/010174/OUT as amended by DA/20/00746/VCON for the reasons set out below and with delegated authority to add, amend or delete the conditions attached to the new planning permission.

SITE DESCRIPTION

(1) The application site comprises a 26 hectare site granted outline planning permission in 2019 for an 8 form secondary school, provision of 19 hectares of public open space and up to 140 residential dwellings in total across 2 sites.

(2) The site is bounded by Cotton Lane to the west and London Road (A226) to the north and is situated just over a mile from Dartford town centre. The 8 form secondary school forming part of the outline planning permission at the corner of Cotton Lane and London Road is now built and in use, served by a new access off London Road, east of the Cotton Lane/London Road junction. The new access terminates at a roundabout junction set within the site. The remainder of the wider site owned by Dartford Borough Council remains undeveloped and has been used informally for recreational purposes, mainly dog-walking.

(3) The residential development areas forming part of the outline planning permission comprise two discrete land parcels measuring 2 hectares and 1 hectare, which will be referred to as Residential Site 1 (RS1) and Residential Site 2 (RS2) respectively. RS1, the larger 2 hectare parcel, is separated from Cotton Lane to the west by the Dartford Judo and Bowls clubs and the new school. Its southern tip is close to the new roundabout at the northern end of the new access road off London Road. A rugby club sits to the north-west and the remaining boundaries are with the undeveloped open land. Public Right of Way DR9 runs west-east across the top of the school site, through the middle of RS1 and then continues across the open land. RS1 is predominantly semi-improved grassland.

(4) RS2, the smaller one hectare site, has its southern boundary close to London Road. The footway on London Road is bounded by an approximately 1.8m high retaining wall with a mixture of mature and semi-mature trees and scrub sitting above it. The site comprises predominantly semi-improved grassland. At the northern boundary are a number of broad leaved oaks which are protected by Tree Preservation Order No. 7 (2022).

(5) The Grade II listed Stone House Hospital and Grade II listed Chapel of St Luke at Stone House Hospital sit on the opposite side of Cotton Lane to the wider outline planning permission site, which was originally part of a farm for the hospital.

(6) Overhead power lines and pylons which are due to be re-routed underground by UKPN currently run across the centre of RS2 and across the eastern boundary of RS1. An oil pipeline runs a few metres to the east of RS2 and a medium pressure gas pipeline runs along London Road to the south. There are former landfill sites to north, east and north-west of the application site.

(7) London Road lies within an Air Quality Management Area (AQMA).

(8) The sites lie within Flood Zone 1 as defined by the Environment Agency and within Source Protection Zone 3 for groundwater.

THE PROPOSAL

(9) The outline planning permission includes a condition requiring development to be carried out in accordance with the approved drawings, amongst which is a Parameters Plan (39082-LEA 172A) setting out the boundaries for the school, public open space and residential development. Now that the detailed layout for the residential parcels has been finalised, the applicant is seeking to adjust the residential development area boundaries (without increasing the permitted maximum number of residential units from 140) to include some areas of land currently shown as public open space. The reserved matters application showing the detail of the proposed residential layouts for RS1 and RS2 is also being considered as part of this agenda (DA/22/00553/REM). Changing the boundaries of the residential development areas requires the substitution of the approved Parameters Plan with a revised plan, changing the drawing numbers in the condition. This results in the issuing of a new planning permission, although the time limits for development to take place remain the same.

(10) The original outline planning permission DA/18/01074/OUT has already been varied by DA/20/00746/VCON to allow changes to the detail of the access for the school (and RS1) by varying the approved drawing numbers.

(11) The main changes proposed in relation to RS1 are the inclusion of a narrow strip of land to the north adjacent to the Rugby Club boundary and a small parcel of land to the south adjoining the existing roundabout. There are also some other very minor adjustments.

(12) The main changes to RS2 are a straightening of the northern boundary and the inclusion of a strip of land adjacent to the London Road boundary.

RELEVANT HISTORY

(13) 22/00553/REM Reserved Matters approval (Appearance, Landscaping, Layout and Scale) for Reserved Matters approval (Appearance, Landscaping, Layout and Scale), pursuant to Condition 1 to provide 140 residential dwellings (Use Class C3) and associated works including internal road network, landscaping, utilities and drainage infrastructure, car and cycle parking and waste storage and also including details required by to be submitted as part of the reserved matters by Conditions 42 (land levels RS1), 44 (surface water drainage RS1) , 48 (ecological enhancements RS1), 49 (materials RS1), 50 (noise assessment RS1), 51 (car parking RS1), 52 (hard and soft landscaping RS1), 53 (cycle parking RS1), 55 (travel plan RS1), 72 (land levels RS2), 74 (surface water drainage RS2), 78 (ecological enhancements RS2), 79 (materials RS2), 80 (noise assessment RS2), 81 (hard and soft landscaping RS2), 82 (car

parking RS2) and 86 (travel plan RS2) of Outline Planning Permission (LPA Ref: DA/20/00746/VCON) - Under consideration.

(14) 22/00605/REM Reserved Matters approval (Appearance, Landscaping, Layout and Scale) for public open space pursuant to condition 1 and discharge of details relating to condition 101 (open space features) and 102 (open space landscaping) pursuant to outline planning permission DA/20/00746/VCON for the erection of an 8 no. form entry secondary school, up to 140 residential dwellings in total across 2 sites and provision of 19 hectares of public open space - Under consideration.

(15) 22/00507/CDNA Submission of details relating to Affordable Housing Strategy pursuant to condition 37 & 68 of planning permission DA/20/00746/VCON for outline application for erection of an 8- form entry secondary school, up to 140 residential dwellings in total across 2 sites and provision of 19ha of public open space (variation of condition 2 of DA/18/01074/OUT (drawing numbers) to allow for amended works to the approved access to the school from London Road) - Under consideration

(16) 20/00449/REM Submission of Reserved Matters relating to layout, scale, appearance, and landscaping for the erection of an 8 form secondary school pursuant to Condition 1 of outline planning permission DA/18/01074/OUT; and discharge of Conditions 5 (existing and proposed levels of land and building(s), 7 (sustainable surface water drainage),12 (ecological enhancement measures), 13 (external materials), 14 (soft and hard landscaping, and boundary treatment), 15 (car parking layout), 16 (BREEAM rating), and 34 (noise assessment) for the erection of an 8 No. form entry secondary school up to 140 residential dwellings in total across 2 sites and provision of 19ha of public open space - Approved

(17) 20/00746/VCON Outline application for erection of an 8- form entry secondary school, up to 140 residential dwellings in total across 2 sites and provision of 19ha of public open space (variation of condition 2 of DA/18/01074/OUT (drawing numbers) to allow for amended works to the approved access to the school from London Road) - Approved

(18) 19/01533/OHL Consultation under the Overhead Lines (Exemption) Regulations 2009 and Section 37 of the Electricity Act 1989 for the removal of 132kV and 33kV circuits to aid development of rugby club and subsequent school and residential units. An underground route for cables to be installed along agreed service corridor adjacent to eastern boundary of site. A terminal tower on the north-west boundary and temporary tower on southern boundary - No objection

(19) 18/01074/OUT Outline application for erection of an 8 form entry secondary school, up to 140 residential dwellings in total across 2 sites and provision of 19ha of public open space (all matters reserved except access) - Approved

(20) 17/02105/FUL Provision of a sports facility (Rugby Club) including a two storey clubhouse, two rugby pitches with 18m high floodlights, car parking, security fence, 6m high catch net, relocated substation and associated landscaping - Approved

(21) COMMENTS FROM ORGANISATIONS

(22) KCC Highways - No objection.

(23) Natural England - not able to provide detailed advice on the application.

(24) Kent Police - Applicants/agents should consult a local Designing Out Crime Officer or qualified specialist to help design out opportunity for crime, fear of crime, Anti-Social Behaviour (ASB), nuisance and conflict. In addition, we strongly recommend that the applicant bases the design on the SBD guides for specifications for doorsets, windows, lighting, perimeter security and other suitable specifications. We recommend the applicant attains an SBD certification, which is free of cost, to show commitment to crime prevention and community safety.

(25) Kent Wildlife Trust- We would advise the applicant to submit ecological surveys and consult KCC Ecology.

(26) DBC Environmental Health - No objections

(27) KCC Biodiversity/Ecology - 'We have reviewed the updated parameter plan and it is our understanding that the main change is the increase in size of the residential development footprint. The footprint will slightly expand over the area of previously agreed open space adjacent to the site boundaries. Therefore there is a risk the increase in footprint for the residential area will result in a decrease in suitable habitat for protected/notable species and connectivity through the site. Additional information has been submitted to address these concerns and the submitted plans do indicate that vegetation will be planted along the site boundaries of both plots. However we highlight that the boundary of the northern plot appears to be grassland with some mature trees. As this boundary is adjacent to the road there is a risk that cars will park along the grass verge reducing the benefit the verge can have for biodiversity. We recommend that a hedgerow is planted along the northern boundary of the northern plot to increase connectivity and minimising the risk of damage from cars.'

(28) KCC Public Rights of Way - The Public Right of Way is not materially affected.

(29) Stone Parish Council - The Council resolved to have no objections to the application and foresaw no issues with the amendments proposed.

(30) DBC Tree Consultant - Based on the information provided they are happy that the trees on the northern and southern boundaries of RS2 can be retained using a no dig construction.

NEIGHBOUR NOTIFICATION

(31) No representations from local residents have been received following the display or site notices and a press notice as well as letter posted to local residents.

(32) RELEVANT POLICIES

(33) The Dartford Core Strategy 2011, the Dartford Development Policies Plan 2017 and the Kent Minerals and Waste Local Plan 2016 form the Dartford's Development Plan and the application should be determined against this unless material considerations indicate otherwise.

(34) Adopted Dartford Development Policies Plan 2017:

DP25: Nature Conservation and Enhancement - Requires that proposals should seek to avoid any significant adverse impact on existing biodiversity features. Any potential loss or adverse impact must be mitigated. Also advises that developments will be expected to preserve and, wherever possible, enhance existing habitats and ecological quality. Development proposals where the primary purpose is to enhance biodiversity will normally be permitted where:

a. New biodiversity areas make use of native and local species as set out in the Kent Biodiversity Strategy and consider ecological links and adaptability to the effects of climate change
b. Biodiversity features strengthen existing green and ecological corridors; and contribute to the creation and enhancement of the Green Grid.

(35) Adopted Stone Neighbourhood Plan 2022:

HW1: Trees, Shrubs and Air Quality (London Road Green Corridor) - Planning applications for development should protect existing hedgerows, trees, shrubs and woodland and provide additional tree cover, shrubs and hedgerows along the London Road green corridor as appropriate. Where development is approved which would result in the removal of hedgerows, shrubs or trees then equivalent and appropriate replacement planting will be required. All development proposals are expected to take account of the detailed action plans contained in

LHLA's Proposed Green Corridor, London Road Air Quality Management Area, December 2018.

(36) Dartford Local Plan to 2037 Pre-Submission (Publication) Document Sept 2021:

The Council submitted for examination the Pre-Submission (Publication) Dartford Local Plan on 13 December 2021. With subsequent progression through its examination in public, though both legal compliance and soundness Stages, new policies clearly represent a material consideration in the determination of planning applications. The last (Stage 2) examination hearing day was held 30 November 2022. NPPF paragraph 48 advises weight may be given according to the stage of plan preparation, extent of unresolved objections to relevant policies, and degree of consistency with the NPPF. The Council considers the plan now very well advanced, albeit the examination has not yet concluded. In terms of policy objections, the following policies have consistently lacked unresolved soundness objections and regards all these policies as demonstrably consistent with the NPPF. Dartford Borough Council considers applicable policies including the following may be material considerations afforded greater weight: S3, D1, D2, D3, D7, E3, M5, M6, M11, M13 & M16. The relevant policy for this application is:

Policy M2 : Environmental Amenity and Protection

(37) The National Planning Policy Framework is also a material consideration. Paragraphs 174 &180 - conserving the natural environment are of particular relevance.

COMMENTS

Key Issue

(38) The key issue relating to this application is the acceptability of including areas previously shown as public open space within the residential site boundaries. The most significant change is considered to be the reduction in width of the strip of open space adjacent to London Road from 10m to approximately 6m.

(39) Policy HW1 of the Stone Neighbourhood Plan designates land adjoining London Road as a green corridor and advises that 'planning applications for development should protect existing hedgerows, trees, shrubs and hedgerows along the London Road green corridor.'

(40) Residential site 1 (RS1) - The inclusion of the approximately 10m wide strip of land adjacent to the rugby club boundary as part of the residential development area to accommodate the new estate road is considered to be acceptable. Due to its narrowness and location between the residential site and the rugby clue, it serves no useful purpose as public open space and would be difficult to manage. It is a grassed area with no other vegetation and the reserved matters details make provision for new landscaping adjoining the perimeter road. The inclusion of the small area to the southern boundary adjoining the existing roundabout also serves no useful purpose and it is logical to include it within the residential development area.

(41) Residential site 2 (RM2) - It is proposed to include the approximately 10m strip of land on the southern boundary of the site adjoining London Road within the Residential Development Area. The layout retains a 6m wide corridor between the London Road boundary and the new estate road as landscaped area. Condition 81 of the outline planning application requires the B category trees along this boundary to be retained, reinforced with native trees and vegetation. In support of the application, the applicant has submitted a detailed planting plan for this area and has demonstrated to the satisfaction of the Council's arboriculturalist that the existing trees and hedgerows will be retained, using a no dig construction method within the Root Protection Areas. The detailed planting plans show that the quality of the retained 6m strip will be enhanced by additional planting of 18-20cm girth indigenous trees, shrubs, hedging and wildflower planting. The planting plans also show extensive planting around the new site access extending some 35m into the site as well as additional planting at the eastern edge of the boundary with London Road extending 20m into the site. I am content that the existing vegetated boundary is being preserved and enhanced, meeting the requirements of Stone

Neighbourhood Plan 2022 HW1: Trees, Shrubs and Air Quality (London Road Green Corridor) and Dartford Local Plan Policy DP25. Stone Parish Council raise no objections to the application. Lighting details required to be submitted by the outline planning application will need to demonstrate that there is no adverse impact on foraging and commuting bats with this area to remain as dark as possible.

(42) In relation to the proposed changes on the northern boundary of RS2, Condition 81 of the outline planning permission requires the retention of the oak trees identified as Category A in the Tree Survey on the northern boundary. These oak trees have become protected by Tree Preservation Order no 7 (2022) since the grant of outline planning permission. Some of these trees are within the approved residential development area for RS2 and some are outside. The same will be true with the proposed new boundary line, which creates a more regular shape for the development site. The proposed layout retains all the trees and a no dig construction method is proposed within the Root Protection Area. The Council's arboroculturalist has advised that the impact is acceptable. KCC Ecology considers the details to be acceptable but has expressed concerns that parking may occur along the grass verge and has recommended that hedge planting is implemented to discourage this and increase connectivity. This concern is dealt with as part of the detailed reserved matters submission being considered as part of this agenda. The proposed revisions are considered to be acceptable and to comply with DP25 of the Dartford Local Plan.

Other matters

(43) The approval of the variation of the condition will result in the issuing of a new planning permission, requiring any conditions which have already been discharged in whole or in part to be amended or removed. If the reserved matters application DA/22/00553/REM being considered as part of this agenda is approved, this will also trigger alterations to the outline conditions as the reserved matters details include submissions required by the outline conditions. Consequently, Members are asked to give delegated authority to amend these conditions as appropriate prior to issuing the new decision notice. For Members information, the most recent outline conditions (as per 20/00746/VCON) are set out below. However, as stated, they will need to be refined and amended.

(44) A Section 106 agreement accompanied the original application but there is no requirement to vary that s106 to link it to the current application. This is because there is a provision that the s106 also applies to any subsequent Section 73 applications such as this one.

FINANCIAL BENEFITS

(45) Under section 75ZA of the Town and Country Planning Act officer reports to the Development Control Board are required to include a list of 'financial benefits' which are likely to be obtained by the authority as a result of the development. A 'financial benefit' must be recorded regardless of whether it is material to the Council's decision. Government advice is that the decision maker should consider whether it is a material consideration in the consideration of a planning application.

(46) In this particular case the following are the 'financial benefits' which I am aware of:

(47) New Homes Bonus: is a grant paid by central government to local councils to reflect and incentivise housing growth in their areas. It is based on the amount of extra Council Tax revenue raised for new homes. Allocations are set by Government each year and so the amount of New Homes Bonus is not fixed for this proposal. I consider this is not a material consideration with regard to the determination of the planning application.

HUMAN RIGHTS IMPLICATIONS

(48) In determining the application, the Council, as local planning authority, is required to have regard to the provisions of the Human Rights Act 1998. Section 6 of the 1998 Act, prohibits local planning authorities from acting in a way, which is incompatible with the European Convention on Human Rights. The Convention rights (both qualified) likely to be engaged are:

- Article 8: Respect for private and family life, home and correspondence;
- Protocol 1, Article 1: Right to peaceful enjoyment of property.

(49) In practice, the Board in determining a planning application, will, having regard to the interests of the community/wider-public interest and those of the applicant, undertake a balancing exercise to ensure a fair outcome.

(50) The Board is required to satisfy itself that any potential adverse amenity impacts are acceptable and that any potential interference with the Convention rights are legitimate and justified. Both public and private interests are to be taken into account in the exercise by the Board of its powers and duties. Any interference with a Convention right must be necessary and proportionate. This means that the Board must therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

(51) The application has the legitimate aim of a change of use of the site for independent storage use .The main body of the report identifies the extent to which there is interference with the Convention rights and whether the interference is proportionate.

(52) This report outlines the consultation that has been undertaken on the planning application and the opportunities for third parties to make representations to the Board.

(53) In summary, Article 8 and Protocol 1, Article 1, are not considered to be unlawfully interfered with by the application.

PUBLIC SECTOR EQUALITY DUTY

(54) Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

(55) In relation to the Town and Country Planning (Environmental Impact Assessment Regulations) 2017), the proposal is Schedule 2 development. A screening opinion has been adopted which concludes that the proposal is not 'EIA development'.

CONCLUSIONS AND REASONS FOR RECOMMENDATION

(56) The proposed variation of the drawings condition attached to the outline planning permission DA/20/00746/VCON to amend the boundaries of the two Residential Development Areas shown on the approved Parameters Plan is considered to be acceptable. The trees on the northern boundary of RS2 are all retained and the 'green corridor' to London Road, although reduced in width from that approved, is considered to be suitably preserved and enhanced with new planting.

RECOMMENDATION:

Approve variation of Condition 2 (approved drawings) of the Outline Planning permission DA/18/010174/OUT as amended by DA/20/00746/VCON for the reasons set out above and with delegated authority to add, delete or amend the conditions attached to the new planning permission.

CONDITIONS

Time Limit:

01 Approval of details of the layout, scale and appearance of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced. No further reserved matters details can be submitted as this date has now expired. The development hereby permitted shall be begun either before 8th September 2024, or before the expiration of two years from the date of the last of the reserved matters to be approved, whichever is the later.

01 In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

02 The development shall be carried out in accordance with the following plans and documents: 39082-LEA149B Site Location Plan; CA_3485_008_A Stone Lodge Academy Parameters Plan; 082101-DAN-PP; Illustrative Master Plan November 2018; 39082-LEA171 - FIGURE 8.1 39082- Lea54d 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 7.1 & 11.1; FS0749 MLM SW ZZ DR CH 61008 P03; FS0749 MLM SW ZZ DR CH 61009 P03; FS0749 MLM SW ZZ DR CH 61201 P01,61202 P01 & 61001 P03

02 For the avoidance of doubt and to ensure a satisfactory form of development.

SCHOOL SITE

Before Development Commences

03 The Construction Method Statement approved under 20/00599/CDNA shall be adhered to throughout the construction period or any such other Construction Method Statement submitted to and approved by the Local Planning Authority pursuant to this condition.

03 No details have been submitted with the application and such details are required prior to commencement in the interests of the amenities of the area and highway safety and convenience in accordance with Policies DP3 and DP5 of the adopted Local Plan.

04 The development shall be carried out in accordance with the approved Archaeological Watching Brief Written Scheme of Investigation (May 2020) under 20/00591/CDNA. If archaeology is found at the site, details of safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable shall be submitted to and approved in writing by the Local Planning Authority prior to any further construction work continuing on the application site. The approved detail shall be implemented.

04. To ensure that features of archaeological interest are properly examined and recorded and that due regard is had to the preservation in situ of important archaeological remains in accordance with Policy DP12 of the adopted Dartford Local Plan.

05 The development shall be carried out in accordance with the approved land levels of the land and building(s), as approved under 20/00449/REM.

05. In order to secure a satisfactory form of development having regard to the sloping nature of the site and in the interests of visual amenities in accordance with Policy DP2 of the adopted Dartford Local Plan.

06 The development shall be carried out in accordance with the contaminated land assessment - Technical Note 22nd May 2020; Report on Ground Investigation April 2018; letter dated 22nd May 2020 confirming Gas Membrane Inclusion as approved under 20/00627/CDNA.

06. In the interests of safety and amenity in accordance with Policy DP5 of the adopted Dartford Local Plan and/or the protection of Controlled Waters.

07 The development shall be carried out in accordance with the sustainable surface water drainage scheme approved under 20/00449/REM or any such other surface water drainage scheme submitted to and approved by the Local Planning Authority pursuant to this condition.

07. To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding and to ensure that groundwaters are protected in accordance with Policy CS25 and DP5 of the adopted Local Plan

08 No development within the school site shall take place over the current (at the date of this decision notice) alignment of Public Footpath DR9 until an Order for its permanent diversion has been made and confirmed, and the diverted route has been fully provided and certified.

08. To ensure that public rights of way are properly safeguarded in the public interest in accordance with Policies DP2 and DP4 of the adopted Local Plan.

09 The development shall be carried out in accordance with the recommendations set out in the Aerial Inspection of TR1 report (July 2020) as approved under 20/00463/CDNA.

09. In the interests of safeguarding and enhancing ecology and biodiversity in accordance with Policy DP25 of the Dartford Local Plan.

10 The development shall be carried out in accordance with the approved site-wide Ecological Mitigation Plan ('SWEMP') under 20/00463/CDNA.

10. In the interests of safeguarding and enhancing ecology and biodiversity in accordance with Policy DP25 of the Dartford Local Plan.

11 The development shall be carried out in accordance with the details of piling and foundation design approved under 20/00600/CDNA.

11. To avoid adverse impact on the Groundwater Source Protection Zone and principal aquifer through mobilisation of contamination or creation of new pathways and to safeguard potential archaeology within the site in accordance with policies DP5 and DP12 of the adopted Dartford Development Policies Plan (2017).

12 The development shall be carried out in accordance with the ecological enhancement measures as approved under 20/00449/REM.

12. In the interests of safeguarding and enhancing ecology and biodiversity in accordance with Policy DP25 of the Dartford Local Plan.

13 The development shall be carried out in accordance with the approved external materials approved under 20/00449/REM or any such other external materials submitted to and approved by the Local Planning Authority pursuant to this condition.

13. To safeguard the visual amenities of the locality in accordance with Policies DP2 and DP25 of the adopted Dartford Local Plan.

14 The development shall be carried out in accordance with the approved hard and soft landscaping details approved under 20/00449/REM and shall be implemented prior to the first use of the school site (unless this falls outside of the planting season in which case it shall be implemented at the first opportunity during the following planting season, between October and March inclusive). Such landscaping shall thereafter be maintained for a period of five years. Any trees, shrubs or grassed areas which die, are removed or become seriously damaged or diseased within this period shall be replaced within the next planting season with plants of similar species and size to that approved.

14. To safeguard the visual amenities of the locality in accordance with Policies DP2 and DP25 of the adopted Dartford Local Plan

15 The development shall be carried out in accordance with the approved car park layout details approved under 20/00449/REM. The approved car parking, circulation, drop-off/collection and turning space shall be provided prior to occupation of the school site hereby approved and kept available for such use at all times and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 2015 or not, shall be carried out on that area of land or to preclude vehicular access thereto.

15. To ensure the permanent retention of satisfactory car parking, drop-off/collection facilities in accordance with the Local Planning Authority's standards and Policies DP2, DP3 and DP4 of the adopted Dartford Local Plan.

16 The development shall be carried out in accordance with the details demonstrating the ability to secure a BREEAM 'Very Good' rating approved under 20/00449/REM.

16. In the interest of minimising carbon emissions in accordance with Policy CS23 of the adopted Local Plan.

Prior To Occupation

17 Prior to the occupation of the school site, and only if the classrooms are within 20m of London Road or Cotton Lane, details of sealed windows and a ventilation system to filter air to be provided for the classrooms within the school building, shall be submitted to the Local Planning Authority for approval in writing and shall thereafter be implemented in accordance with the approved details and thereafter maintained in perpetuity.

17. To address a risk to the health of the staff and pupils of the school by way of air pollution in accordance with Policy DP5 of the adopted Local Plan.

18 Prior to the occupation of the school site a maintenance manual for the proposed sustainable drainage scheme shall be submitted to (and approved in writing) by the local planning authority. The manual at a minimum shall include the following details:

- A description of the drainage system and its key components
- An as-built general arrangement plan with the location of drainage measures and critical features clearly marked
- Details of the future maintenance requirements of each drainage or SuDS component, and the frequency of such inspections and maintenance activities
- Details of who will undertake inspections and maintenance activities, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

The drainage scheme as approved shall subsequently be maintained in accordance with these details.

18. To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), in accordance with Policy CS25 and DP5 of the adopted Local Plan.

19 No occupation of the school site shall take place until the access road, roundabout and signalised 3-arm vehicular access with A226 London Road as shown on drawing numbers: FS0749 MLM SW ZZ DR CH 61201 P01; FS0749 MLM SW ZZ DR CH 61202 P01 & FS0749 MLM SW ZZ DR CH 61001 P03 (or as amended with the written agreement of the Local Planning Authority and which shall be the subject of a Road Safety Audit) has been completed

and is fully operational and thereafter there shall be no obstruction exceeding 600mm within the approved visibility splays.

19. In the interests of highway safety and amenity in accordance with Policies DP3 and DP4 of the adopted Local Plan.

20 No occupation of the school site shall take place until the bus stops on either side of London Road close to the proposed school access have been relocated in accordance with detailed plans and details of the type of bus stop shelter, seating and timetable information system to be submitted to the Local Planning Authority for approval in writing.

20. To ensure that the students and staff using the school have access to a safe, convenient and attractive public transport alternative in accordance with Policy DP4 of the adopted Local Plan and to ensure that the transport impact of the development on the highway network are minimised in accordance with Policy DP3 of the adopted Local Plan.

21 No occupation of the school site shall take place until the enhanced pedestrian and cycle routes, including the two pedestrian crossings to Cotton Lane as shown on drawing nos. figures 39082-Lea54d 9.1, 39082-Lea54d 9.2, 39082-Lea54d 9.3, 39082-Lea54d 9.4, 39082-Lea54d 9.5 and 39082-Lea54d 9.6 within the submitted Transport Assessment and in addition, the enhancement of the existing footway/cycleway along the eastern edge of the B2228 Cotton Lane between Bow Arrow Lane and the Littlebrook interchange and the eastern edge of Stone Place Road and Church Hill by maximising the width through the clearance of vegetation from the paths and repair work, have been provided in full, are complete and can be used as intended.

21. To ensure that the students and staff using the school have access to a safe, convenient and attractive routes to the site in accordance with Policy DP4 of the adopted Local Plan and to ensure that the transport impact of the development on the highway network are minimised in accordance with Policy DP3 of the adopted Local Plan.

22 No occupation of the school site shall take place until the improvements to the London Road/Cotton Lane signal junction as show on Figure 39082-Lea54d 7.1 of the submitted TA have been completed and are fully operational.

22. In the interests of highway safety and amenity in accordance with Policies DP3 and DP4 of the adopted Local Plan.

23 Prior to the occupation of the school site, the extension of the 30 mph speed limit on the B2228 Cotton Lane beyond Bow Arrow Lane as shown on Figure 39082-Lea54d 9.3 of the submitted TA (or as amended with the written agreement of the Local Planning Authority and which shall be the subject of a Road Safety Audit) shall be implemented in full.

23. To create a safer route for pedestrians and cyclists travelling to the school site in accordance with Policy DP4 of the adopted Local Plan.

24 Prior to the occupation of the school site, the on-street parking as shown on drawing no. Figure 39082-Lea54d 11.1 within the submitted Transport Assessment shall be provided and maintained unless otherwise agreed in writing by the Local Planning Authority.

24. To create a safe pedestrian and cycle environment for future users of the development in accordance with Policy DP4 of the adopted Local Plan.

25 Prior to occupation of the school site hereby approved, on-site facilities shall be provided within the curtilage of the site for the secure and weatherproof storage of bicycles in accordance with details to have been submitted to and approved by the Local Planning Authority beforehand. Such facilities shall be maintained thereafter.

25. To encourage sustainable methods of transport in accordance with Policies DP2 and DP4 of the adopted Dartford Local Plan.

26 Prior to the occupation of the school site hereby approved, a School Travel Plan is to be submitted to and approved by the Local Planning Authority in writing and should cover the following issues:

- Travel Plan co-ordinator
- Travel Surveys
- Measures to be taken to encourage walking, cycling, use of public transport and reduce car travel by students and staff.
- Monitoring and review in collaboration with KCC Highways and Highways England.
- Programme for implementation.

The approved Travel Plan shall be implemented in accordance with the approved implementation programme.

26. To encourage sustainable methods of transport and to ensure that the impact of the proposal on the free and safe flow of traffic on the local and strategic highway network is kept to a minimum and to minimise the impact of the development on air quality in accordance with in accordance with Policies DP3, DP4 and DP5 of the adopted Dartford Local Plan.

27 Prior to the occupation of the school site hereby approved, a car park management plan for the school shall be submitted for approval in writing by the Local Planning Authority which sets out measures to ensure that parking spaces are used in the most efficient way possible and that there is a controlled drop-off and pick-up arrangement at the start and end of the core school hours. Measures to address the timing of coach/bus access to the car parking to ensure that times of peak usage are avoided shall also be included. The car park shall be managed in accordance with the approved management plan or any subsequent approved revision for the lifetime of the development.

27. In the interests of highway safety and amenity in accordance with Policies DP3 and DP4 of the adopted Local Plan.

28 Prior to the occupation of the school site a Verification Report (VR) pertaining to the surface water drainage system, carried out by a suitably qualified professional, shall be submitted to the Local Planning Authority for approval in writing. The VR shall demonstrate the suitable operation of the drainage system such that flood risk is appropriately managed and shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

28. To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development as constructed in accordance with Policy CS25 of the adopted Local Plan.

29 Prior to occupation of the school site hereby approved, a contaminated land closure report shall be submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. This shall include photographic evidence. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

29. In the interests of safety and amenity in accordance with Policy DP5 of the adopted Dartford Local Plan and/or the protection of Controlled Waters.

30 Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

30. To prevent pollution of the water environment in accordance with policies DP2, DP4 and DP5 of the adopted Dartford Development Policies Plan (2017).

31 The development shall be carried out in accordance with the details of external lighting approved under 20/00465/CDNA.

31. In the interests of road safety, residential amenities, protection of wildlife and preserving the setting of the listed building to the west in accordance with Policies DP2, DP3, DP5, DP13 and DP25 of the adopted Dartford Local Plan.

32 The development shall be carried out in accordance with the details of electric vehicle (EV) charging points approved under 20/00466/CDNA. An additional 5 double socket EV charging points and 10 EV parking spaces shall be provided before the year 2027 unless otherwise agreed in writing by the Local Planning Authority.

32. To secure a form of mitigation to address air quality impacts from the development in accordance with Policy DP5 of the adopted Local Plan.

33 Prior to the use of the school site, details of the opening and closing times of the school (which shall include the staggering of the release of pupils at the end of the core school day, before and after school clubs and use of the outdoor playing fields) shall be submitted to the Local Planning Authority for approval in writing. The approved times shall be adhered to at all times unless otherwise agreed in writing by the Local Planning Authority.

33. In the interests of highways safety and amenity and residential amenities in accordance with policies DP3, DP4 and DP5 of the adopted Local Plan.

34 The development shall be carried out in accordance with the recommendations set out in the Noise Assessment approved under 20/00449/REM. The approved mitigation measures shall be implemented prior to the first use of the school site and thereafter maintained.

34. To safeguard the amenities of existing and future residents within the vicinity of the school site and to safeguard the learning environment within the school site in accordance with Policy DP5 of the adopted Local Plan.

Ongoing

35 The use of the school site hereby permitted shall be only for a secondary school and for no other uses (with the exception of ancillary uses such as community activities), including any other falling within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or for any order amending, revoking and re-enacting that Order) and any other use whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not.

35. In the interests of amenities and highway safety in accordance with Policies DP2, DP3, DP4 and DP5 of the adopted Dartford Local Plan.

36 The school building and site shall not be subdivided or a separate planning unit created within the boundaries of the school site.

36. In the interests of amenities and highway safety in accordance with Policies DP2, DP3, DP4 and DP5 of the adopted Dartford Local Plan.

RESIDENTIAL SITE 1

Before Development Commences

37 Prior to the submission of any application for the approval of details for Residential Site 1, pursuant to Condition 1, an Affordable Housing Strategy shall be submitted to the local planning authority for approval that identifies:

(a) the size of the proposed affordable rented units;
(b) the affordable housing provider who will be providing the affordable housing units;
(c) the arrangements for the Local Planning Authority to nominate occupiers of the affordable housing units;
(d) the arrangements for ensuring that the affordable housing shall not be used for any purpose other than affordable housing save where, on terms set out in the proposed scheme, either:
    (i) there is a statutory or contractual right to acquire the property
    (ii) a mortgagee or chargee enters into possession.

37. In order to ensure the provision of affordable housing on the site in accordance with Policy DP9 of the adopted Dartford Local Plan.

38 Unless otherwise approved in writing by the Local Planning Authority:

(a) Residential site 1 shall include a minimum of 30% of the dwellings as affordable homes
(b) the affordable housing shall be provided as 50% shared ownership units and 50% affordable rented units
(c) no more than 70% of market homes on the site shall be occupied until the affordable housing has been provided in accordance with the plans and accommodation schedule set out in the Affordable Housing Strategy approved under condition 37.
(d) the affordable housing units shall be constructed to National Space Standards

38. In order to ensure the provision of affordable housing on the site in accordance with Policy DP9 of the adopted Dartford Local Plan

39 No development on residential site 1 shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

a) The hours of construction
b) The parking of vehicles of site operatives and visitors
c) parking of construction vehicles
d) Routing of and access for construction and delivery vehicles to / from site
e) Timing of deliveries
f) Loading and unloading of plant and materials
g) Storage of plant and materials used in constructing the development
h) Temporary traffic management / signage
i) The erection and maintenance of security hoarding
j) Wheel washing facilities
k) Measures to control the emission of dust and dirt during construction.

39. No details have been submitted with the application and such details are required prior to commencement in the interests of the amenities of the area and highway safety and convenience in accordance with Policies DP3 and DP5 of the adopted Local Plan.

40 No development of residential site 1 shall take place until the applicant, or their agents or successors in title, has secured the implementation of:

i) archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority

40. To ensure that features of archaeological interest are properly examined and recorded and that due regard is had to the preservation in situ of important archaeological remains in accordance with Policy DP12 of the adopted Dartford Local Plan.

41 No occupation of residential site 1 shall take place until the access road, roundabout and signalised 3-arm vehicular access with A226 London Road as shown on drawing numbers: FS0749 MLM SW ZZ DR CH 61201 P01; FS0749 MLM SW ZZ DR CH 61202 P01 & FS0749 MLM SW ZZ DR CH 61001 P03 has been completed and is fully operational.

41. In the interests of highway safety and amenity in accordance with Policies DP3 and DP4 of the adopted Local Plan.

42 The details submitted pursuant to condition 1 above (the reserved matters) for any part of the residential site 1 development hereby approved, shall include details of existing and proposed levels of the land and building(s), including a contoured site plan, and section drawings showing any required retaining walls. Development shall be carried out in accordance with the approved details.

42. In order to secure a satisfactory form of development and in the interests of visual amenities in accordance with Policy DP2 of the adopted Dartford Local Plan.

43 Before commencement of any building operations on the residential site 1, a contaminated land assessment, including a site investigation and remediation methodology (if necessary) shall be submitted to and approved by the Local Planning Authority. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. Any remediation details shall be implemented as approved.

43. In the interests of safety and amenity in accordance with Policy DP5 of the adopted Dartford Local Plan and/or the protection of Controlled Waters.

44 The details submitted pursuant to condition 1 above (the reserved matters) for residential site 1 shall include detailed sustainable surface water drainage scheme for that site shall be submitted to (and approved in writing by) the local planning authority. The detailed drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters. The drainage scheme shall be implemented in accordance with the approved details prior to first occupation of the development (or within an agreed implementation schedule).

44. To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding and to ensure that groundwaters are protected in accordance with Policy CS25 and DP5 of the adopted Local Plan.

45 Prior to the commencement of development on the residential site 1, the results of a Preliminary Ecological Appraisal ('PEA') for that site shall be submitted to the Local Planning Authority for written approval. The PEA shall include a review of the existing ecological survey data to assess if they are still valid or make recommendations as to any updated specific species surveys that need to be carried out. Where identified as necessary pursuant to the PEA, no works shall commence until the necessary detailed further specific species surveys have been carried out and the results of those surveys have been submitted as an update to the PEA and the Local Planning Authority has approved the updated PEA in writing.

45. In the interests of safeguarding and enhancing ecology and biodiversity in accordance with Policy DP25 of the Dartford Local Plan.

46 Prior to the commencement of development on the residential site 1, (including any ground works, site or vegetation clearance) a site-wide Ecological Mitigation Plan ('SWEMP') setting out proposed ecological mitigation relating to the development informed by the approved submitted surveys pursuant to condition (45) above shall be submitted to and approved in writing by the local planning authority. The SWEMP shall include the following:

(i) An over view of the habitats/species present at the site;
(ii) Details of the required ecological mitigation;
(iii) An assessment as to whether ecological mitigation necessitates sensitive lighting design;
(iv) Proposed methodology for implementation of the ecological mitigation for each species and /or habitats;
(v) Maps and plans to show the extent and location of proposed mitigation works;
(vi) Timetables for implementation of proposed mitigation works sufficient to demonstrate that the works are aligned with the proposed timetable for works relating to construction;
(vii) Persons responsible for implementing the mitigation works, including times during construction when specialist ecologists will need to be present on site to undertake / oversee the mitigation works;
(viii) Interim management and monitoring proposals to ensure that habitats created/enhanced as part of the SWEMP will be managed appropriately.

The ecological works as set out in the SWEMP shall only be carried out in accordance with the approved details.

46. In the interests of safeguarding and enhancing ecology and biodiversity in accordance with Policy DP25 of the Dartford Local Plan.

47 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater or archaeology. The development shall be carried out in accordance with the approved details.

47. To avoid adverse impact on the Groundwater Source Protection Zone and principal aquifer through mobilisation of contamination or creation of new pathways and to safeguard potential archaeology within the site to accord with policies DP5 and DP12 of the adopted Dartford Development Policies Plan (2017).

48 The details submitted pursuant to condition 1 above (the reserved matters) for the residential site 1 shall include a package of ecological enhancement measures to be incorporated into the development. The enhancements must include (but not limited to) integrated bat and bird boxes and insect homes/hotels.

48. In the interests of safeguarding and enhancing ecology and biodiversity in accordance with Policy DP25 of the Dartford Local Plan.

49 The details submitted in pursuance of condition 1 (reserved matters) for the residential site 1 shall include details and samples of all materials to be used externally. The development shall be carried out in accordance with the approved details.

49. To ensure that the development does not harm the visual amenity of the locality in accordance with Policies DP2 of the adopted Dartford Local Plan.

50 Details pursuant to condition 1 (the reserved matters) for the residential site 1 shall be accompanied by a Noise Assessment which considers in detail the impact of existing and future noise sources on the future residents of the site taking into account the layout and orientation of the dwellings and suggests appropriate mitigation measures.

50. Various sources of noise have been identified at the outline stage and a further assessment is necessary to ensure that appropriate mitigation is secured for future residents of the development in accordance with Policy DP5 of the adopted Local Plan.

51 The details pursuant to condition 1 (reserved matters) for the residential site 1 shall include a landscaping scheme including both hard and soft landscaping, including boundary treatment and a programme for its management, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the first use of the residential site 1 (unless this falls outside of the planting season in which case it shall be implemented at the first opportunity during the following planting season, between October and March inclusive). Such landscaping shall thereafter be maintained for a period of five years. Any trees, shrubs or grassed areas which die, are removed or become seriously damaged or diseased within this period shall be replaced within the next planting season with plants of similar species and size to that approved.

51. To safeguard the visual amenities of the locality in accordance with Policies DP2 and DP25 of the adopted Dartford Local Plan.

52 The details submitted pursuant to condition 1 for the residential site 1 shall include details of the car parking layout, number of spaces and turning space. The approved car parking (including any carports and garages) and turning space shall be provided prior to occupation of the residential site 1 hereby approved and kept available for such use at all times and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 2015 or not, shall be carried out on that area of land or to preclude vehicular access thereto.

52. To ensure the permanent retention of satisfactory car parking facilities in accordance with the Local Planning Authority's standards and Policies DP2, DP3 and DP4 of the adopted Dartford Local Plan

53 The details submitted pursuant to condition 1 (the reserved matters) shall include details of secure and weatherproof cycle parking for residential site 1. Such facilities shall be maintained thereafter.

53. To encourage sustainable methods of transport in accordance with Policies DP2 and DP4 of the adopted Dartford Local Plan.

Prior to Occupation

54 Prior to the occupation of the residential site 1 a maintenance manual for the proposed sustainable drainage scheme shall be submitted to (and approved in writing) by the local planning authority. The manual at a minimum shall include the following details:

- A description of the drainage system and its key components
- An as-built general arrangement plan with the location of drainage measures and critical features clearly marked
- Details of the future maintenance requirements of each drainage or SuDS component, and the frequency of such inspections and maintenance activities

- Details of who will undertake inspections and maintenance activities, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

The drainage scheme as approved shall subsequently be maintained in accordance with these details.

54. To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), in accordance with Policy CS25 and DP5 of the adopted Local Plan.

55 The details pursuant to condition 1 (reserved matters) for the residential site 1 shall include, a Residential Travel Plan which should cover the following issues:

- Measures to be taken to encourage walking, cycling, use of public transport and reduce car travel by residents.
- The appointment of a Travel Plan co-ordinator during the design, pre-construction, construction and sale periods.
- Programme for implementation.
- A strategy for the monitoring and if necessary, the review of the Travel Plan in collaboration with KCC Highways and Highways England.

The approved Travel Plan shall be implemented in accordance with the approved implementation programme.

55. To encourage sustainable methods of transport and to ensure that the impact of the proposal on the free and safe flow of traffic on the local and strategic highway network is kept to a minimum and to minimise the impact of the development on air quality in accordance with in accordance with Policies DP3, DP4 and DP5 of the adopted Dartford Local Plan.

56 Prior to the occupation of the residential site 1 a Verification Report (VR) pertaining to the surface water drainage system, carried out by a suitably qualified professional, shall be submitted to the Local Planning Authority for approval in writing. The VR shall demonstrate the suitable operation of the drainage system such that flood risk is appropriately managed and shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

56. To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development as constructed in accordance with Policy CS25 of the adopted Local Plan.

57 Prior to occupation of the residential site 1 hereby approved, a contaminated land closure report shall be submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. This shall include photographic evidence. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

57. In the interests of safety and amenity in accordance with Policy DP5 of the adopted Dartford Local Plan and/or the protection of Controlled Waters.

58 Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant

unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

58. To prevent pollution of the water environment in accordance with policies DP2, DP4 and DP5 of the adopted Dartford Development Policies Plan (2017).

59 Prior to occupation of the residential site I hereby approved, details of any proposed external lighting (including floodlighting) shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include siting, angles, levels of illumination and any shields and shall identify those areas/features that are particularly sensitive for badgers and bats (including known roosts and setts, foraging and commuting habitat) and provide a map clearly showing the dark areas/corridors which are to be retained within the development. Development shall be carried out in accordance with the approved details.

59. In the interests of road safety, residential amenities, protection of wildlife and preserving the setting of the listed building to the west in accordance with Policies DP2, DP3, DP5, DP13 and DP25 of the adopted Dartford Local Plan.

60 Prior to the use of the residential site 1 hereby approved, each dwelling shall be provided with at least one parking space which shall be equipped with an electric vehicle (EV) charging point.

60. To secure a form of mitigation to address air quality impacts from the development in accordance with Policy DP5 of the adopted Local Plan.

61 Prior to the first use of the residential site 1 (larger site) an emergency access, pedestrian and cycle access from Cotton Lane via the shared access with the bowls club and rugby club into residential site 1 shall be provided and shall be fully operational.

61. To ensure that safe and convenient access is provided into residential site 1 for emergency vehicles, pedestrians and cyclists in accordance with Policies DP3 and DP4 of the adopted Local Plan.

62 No occupation of the residential site 1 hereby approved shall take place until a strategy for the removal and disposal of foul waters from the site and a timetable for implementation has been submitted to the Local Planning Authority for approval in writing. The approved details shall be implemented in full.

62. To ensure that the site addresses the current inadequacy of the waste water disposal infrastructure in accordance with Policy CS25 of the Dartford Local Plan.

63 No occupation of the residential site 1 hereby approved shall take place until a strategy for the provision of potable water to the site and a timetable for implementation has been submitted to the Local Planning Authority for approval in writing. The approved details shall be implemented in full.

63. To ensure that the site addresses the current inadequacy of the supply of water to the site in accordance with Policy CS25 of the Dartford Local Plan.

64 Prior to occupation of the residential site 1 hereby approved details of facilities for the storage and collection of waste and refuse within the curtilage of the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter maintained in accordance with the approved details.

64. To ensure that the proposed development does not prejudice the appearance of the locality, and that adequate access can be gained by collection vehicles in accordance with Policy DP2 of the adopted Dartford Local Plan.

65 Before occupation the dwelling(s) on residential site 1 shall comply with the National Space Standard/Building Regulations Optional Requirement. Evidence of compliance shall be

notified to the building control body appointed for the development in the appropriate Full Plans application or Building Notice to enable the building control body to check compliance.

65. To achieve a satisfactory standard of living conditions for future occupiers, and in accordance with Policy CS17 of the Dartford Core Strategy.

66 No part of the residential site 1 development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that measures to achieve internal water usage rates of not more than 110 litres per person per day have been implemented and signed off under Building Regulations 2015 (or any subsequent amendments).

66. In accordance with the requirements of Policy DP11 of the adopted Dartford Local Plan.

67 No part of the residential site 1 development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that the Building Regulations:

Part M4 (2) or M4(3) Wheelchair Adaptable Dwellings have been implemented for at least one of the dwellings within residential site 1 and signed off under Building Regulations 2015 (or any subsequent amendments).

67. In accordance with the requirements of Policy DP8 of the adopted Dartford Local Plan.

RESIDENTIAL SITE 2

Before Development Commences

68 Prior to the submission of any application for the approval of details for Residential Site 2, pursuant to Condition 1, an Affordable Housing Strategy shall be submitted to the local planning authority for approval that identifies:

(a) the size of the proposed affordable rented units;
(b) the affordable housing provider who will be providing the affordable housing units;
(c) the arrangements for the Local Planning Authority to nominate occupiers of the affordable housing units;
(d) the arrangements for ensuring that the affordable housing shall not be used for any purpose other than affordable housing save where, on terms set out in the proposed scheme, either:
  (i) there is a statutory or contractual right to acquire the property
  (ii) a mortgagee or chargee enters into possession.

68. In order to ensure the provision of affordable housing on the site in accordance with Policy DP9 of the adopted Dartford Local Plan

69 Unless otherwise approved in writing by the Local Planning Authority:

(a) Residential site 2 shall include a minimum of 30% of the dwellings as affordable homes
(b) the affordable housing shall be provided as 50% shared ownership units and 50% affordable rented units
(c) no more than 70% of market homes on the site shall be occupied until the affordable housing has been provided in accordance with the plans and accommodation schedule set out in the Affordable Housing Strategy approved under condition 68.
(d) the affordable housing units shall be constructed to National Space Standards

69. In order to ensure the provision of affordable housing on the site in accordance with Policy DP9 of the adopted Dartford Local Plan

70 No development on residential site 2 shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

a) The hours of construction
b) The parking of vehicles of site operatives and visitors
c) parking of construction vehicles
d) Routing and access for of construction and delivery vehicles to / from site
e) Timing of deliveries
f) Loading and unloading of plant and materials
g) Storage of plant and materials used in constructing the development
h) Temporary traffic management / signage
i) The erection and maintenance of security hoarding
j) Wheel washing facilities
k) Measures to control the emission of dust and dirt during construction.

70. No details have been submitted with the application and such details are required prior to commencement in the interests of the amenities of the area and highway safety and convenience in accordance with Policies DP3 and DP5 of the adopted Local Plan.

71 No development of residential site 2 shall take place until the applicant, or their agents or successors in title, has secured the implementation of:

i) archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and
ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority

71. To ensure that features of archaeological interest are properly examined and recorded and that due regard is had to the preservation in situ of important archaeological remains in accordance with Policy DP12 of the adopted Dartford Local Plan.

72 The details submitted pursuant to condition 1 above (the reserved matters) for the residential site 2 shall include details of existing and proposed levels of the land and building(s), including a contoured site plan, and section drawings showing any required retaining walls. Development shall be carried out in accordance with the approved details.

72. In order to secure a satisfactory form of development having regard to the sloping nature of the site and in the interests of visual amenities in accordance with Policy DP2 of the adopted Dartford Local Plan.

73 Before commencement of any building operations on the residential site 2, a contaminated land assessment, including a site investigation and remediation methodology (if necessary) shall be submitted to and approved by the Local Planning Authority. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority. Any remediation details shall be implemented as approved.

73. In the interests of safety and amenity in accordance with Policy DP5 of the adopted Dartford Local Plan and/or the protection of Controlled Waters.

74 The details submitted pursuant to condition 1 above (the reserved matters) for the residential site 2 shall include detailed sustainable surface water drainage scheme for that site shall be submitted to (and approved in writing by) the local planning authority. The detailed

drainage scheme shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate that silt and pollutants resulting from the site use and construction can be adequately managed to ensure there is no pollution risk to receiving waters. The drainage scheme shall be implemented in accordance with the approved details prior to first occupation of the development (or within an agreed implementation schedule).

74. To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on/off site flooding and to ensure that groundwaters are protected in accordance with Policy CS25 and DP5 of the adopted Local Plan.

75 Prior to the commencement of development on the residential site 2, the results of a Preliminary Ecological Appraisal ('PEA') for that site shall be submitted to the Local Planning Authority for written approval. The PEA shall include a review of the existing ecological survey data to assess if they are still valid or make recommendations as to any updated specific species surveys that need to be carried out. Where identified as necessary pursuant to the PEA, no works shall commence until the necessary detailed further specific species surveys have been carried out and the results of those surveys have been submitted as an update to the PEA and the Local Planning Authority has approved the updated PEA in writing.

75. In the interests of safeguarding and enhancing ecology and biodiversity in accordance with Policy DP25 of the Dartford Local Plan.

76 Prior to the commencement of development on the residential site 2, (including any ground works, site or vegetation clearance) a site-wide Ecological Mitigation Plan ('SWEMP') setting out proposed ecological mitigation relating to the development informed by the approved submitted surveys pursuant to condition (75) above shall be submitted to and approved in writing by the local planning authority. The SWEMP shall include the following:

(i) An over view of the habitats/species present at the site;
(ii) Details of the required ecological mitigation;
(iii) An assessment as to whether ecological mitigation necessitates sensitive lighting design;
(iv) Proposed methodology for implementation of the ecological mitigation for each species and /or habitats;
(v) Maps and plans to show the extent and location of proposed mitigation works;
(vi) Timetables for implementation of proposed mitigation works sufficient to demonstrate that the works are aligned with the proposed timetable for works relating to construction;
(vii) Persons responsible for implementing the mitigation works, including times during construction when specialist ecologists will need to be present on site to undertake / oversee the mitigation works;
(viii) Interim management and monitoring proposals to ensure that habitats created/enhanced as part of the SWEMP will be managed appropriately.

The ecological works as set out in the SWEMP shall only be carried out in accordance with the approved details.

76. In the interests of safeguarding and enhancing ecology and biodiversity in accordance with Policy DP25 of the Dartford Local Plan.

77 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater and archaeology. The development shall be carried out in accordance with the approved details.

77. To avoid adverse impact on the Groundwater Source Protection Zone and principal aquifer through mobilisation of contamination or creation of new pathways and safeguard potential archaeology within the site to accord with policies DP5 and DP12 of the adopted Dartford Development Policies Plan (2017).

78 The details submitted pursuant to condition 1 above (the reserved matters) for the residential site 2 shall include a package of ecological enhancement measures to be incorporated into the development. The enhancements must include (but not limited to) integrated bat and bird boxes and insect homes/hotels.

78. In the interests of safeguarding and enhancing ecology and biodiversity in accordance with Policy DP25 of the Dartford Local Plan.

79 The details submitted in pursuance of condition 1 (reserved matters) for the residential site 2 shall include details and samples of all materials to be used externally. The development shall be carried out in accordance with the approved details.

79. To ensure that the development does not harm the visual amenity of the locality in accordance with Policies DP2 of the adopted Dartford Local Plan.

80 Details pursuant to condition 1 (the reserved matters) for the residential site 2 shall be accompanied by a Noise Assessment which considers in detail the impact of existing and future noise sources on the future residents of the site taking into account the layout and orientation of the dwellings and suggests appropriate mitigation measures.

80. Various sources of noise have been identified at the outline stage and a further assessment is necessary to ensure that appropriate mitigation is secured for future residents of the development in accordance with Policy DP5 of the adopted Local Plan.

81 The details pursuant to condition 1 (reserved matters) for the residential site 2 shall include a landscaping scheme including both hard and soft landscaping, boundary treatment, the retention and reinforcement with native species of trees and vegetation along the southern boundary identified as category B trees in the submitted Tree Survey and Constraints Report submitted on 28th September 2018, the retention of the trees on the northern boundary of residential site 2 and identified as category A trees in the submitted Tree Survey and Constraints Report submitted on 28th September 2018 and details of tree protection measures for these retained trees and a programme for its management, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the first use of the residential site 2 (unless this falls outside of the planting season in which case it shall be implemented at the first opportunity during the following planting season, between October and March inclusive). Such landscaping shall thereafter be maintained for a period of five years. Any trees, shrubs or grassed areas which die, are removed or become seriously damaged or diseased within this period shall be replaced within the next planting season with plants of similar species and size to that approved.

81. To safeguard the visual amenities of the locality in accordance with Policies DP2 and DP25 of the adopted Dartford Local Plan.

82 The details submitted pursuant to condition 1 for the residential site 2 shall include details of the car parking layout, number of spaces and turning space. The approved car parking (including any carports and garages) and turning space shall be provided prior to occupation of the residential site 2 hereby approved and kept available for such use at all times and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 2015 or not, shall be carried out on that area of land or to preclude vehicular access thereto.

82. To ensure the permanent retention of satisfactory car parking facilities in accordance with the Local Planning Authority's standards and Policies DP2, DP3 and DP4 of the adopted Dartford Local Plan.

Prior to Occupation

83 No use of the residential site 2 (accessed off London Road) shall take place until the priority junction vehicular access with ghost right turn facility from the A226 London Road as shown on Figure 39082-Lea S4d 11.1 (or as amended with the written agreement of the Local Planning Authority and which shall be the subject of a Road Safety Audit) has been completed and is fully operational.

83. In the interests of highway safety and amenity in accordance with Policies DP3 and DP4 of the adopted Local Plan.

84 Prior to the occupation of the residential site 2 a maintenance manual for the proposed sustainable drainage scheme shall be submitted to (and approved in writing) by the local planning authority. The manual at a minimum shall include the following details:

- A description of the drainage system and its key components
- An as-built general arrangement plan with the location of drainage measures and critical features clearly marked
- Details of the future maintenance requirements of each drainage or SuDS component, and the frequency of such inspections and maintenance activities
- Details of who will undertake inspections and maintenance activities, including the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage system throughout its lifetime.

The drainage scheme as approved shall subsequently be maintained in accordance with these details.

84. To ensure that any measures to mitigate flood risk and protect water quality on/off the site are fully implemented and maintained (both during and after construction), in accordance with Policy CS25 and DP5 of the adopted Local Plan.

85 The details submitted pursuant to condition 1 (the reserved matters) shall include details of secure and weatherproof cycle parking for residential site 2. Such facilities shall be maintained thereafter.

85. To encourage sustainable methods of transport in accordance with Policies DP2 and DP4 of the adopted Dartford Local Plan.

86 The details pursuant to condition 1 (reserved matters) for the residential site 2 shall include, a Residential Travel Plan which should cover the following issues:

- Measures to be taken to encourage walking, cycling, use of public transport and reduce car travel by residents.
- The appointment of a Travel Plan co-ordinator during the design, pre-construction, construction and sale periods.
- Programme for implementation.
- A strategy for the monitoring and if necessary, the review of the Travel Plan in collaboration with KCC Highways and Highways England.

The approved Travel Plan shall be implemented in accordance with the approved implementation programme.

86. To encourage sustainable methods of transport and to ensure that the impact of the proposal on the free and safe flow of traffic on the local and strategic highway network is kept to a minimum and to minimise the impact of the development on air quality in accordance with in accordance with Policies DP3, DP4 and DP5 of the adopted Dartford Local Plan.

87 Prior to the occupation of the residential site 2 a Verification Report (VR) pertaining to the surface water drainage system, carried out by a suitably qualified professional, shall be submitted to the Local Planning Authority for approval in writing. The VR shall demonstrate the

suitable operation of the drainage system such that flood risk is appropriately managed and shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

87. To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development as constructed in accordance with Policy CS25 of the adopted Local Plan.

88 Prior to occupation of the residential site 2 hereby approved, a contaminated land closure report shall be submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. This shall include photographic evidence. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

88. In the interests of safety and amenity in accordance with Policy DP5 of the adopted Dartford Local Plan and/or the protection of Controlled Waters.

89 Where infiltration is to be used to manage the surface water from the development hereby permitted, it will only be allowed within those parts of the site where information is submitted to demonstrate to the Local Planning Authority's satisfaction that there is no resultant unacceptable risk to controlled waters and/or ground stability. The development shall only then be carried out in accordance with the approved details.

89. To prevent pollution of the water environment in accordance with policies DP2, DP4 and DP5 of the adopted Dartford Development Policies Plan (2017).

90 Prior to occupation of the residential site 2 hereby approved, details of any proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include siting, angles, levels of illumination and any shields and shall identify those areas/features that are particularly sensitive for badgers and bats (including known roosts and setts, foraging and commuting habitat) and provide a map clearly showing the dark areas/corridors which are to be retained within the development. Development shall be carried out in accordance with the approved details.

90. In the interests of road safety, residential amenities, protection of wildlife and preserving the setting of the listed building to the west in accordance with Policies DP2, DP3, DP5, DP13 and DP25 of the adopted Dartford Local Plan.

91 Prior to the use of the residential site 2 hereby approved, each dwelling shall be provided with at least one parking space which shall be equipped with an electric vehicle (EV) charging point.

91. To secure a form of mitigation to address air quality impacts from the development in accordance with Policy DP5 of the adopted Local Plan.

92 No occupation of the residential site 2 hereby approved shall take place until a strategy for the removal and disposal of foul waters from the site and a timetable for implementation has been submitted to the Local Planning Authority for approval in writing. The approved details shall be implemented in full.

92. To ensure that the site addresses the current inadequacy of the waste water disposal infrastructure in accordance with Policy CS25 of the Dartford Local Plan.

93 No occupation of the residential site 2 hereby approved shall take place until a strategy for the provision of water to the site and a timetable for implementation has been submitted to the Local Planning Authority for approval in writing. The approved details shall be implemented in full.

93. To ensure that the site addresses the current inadequacy of the supply of water to the site in accordance with Policy CS25 of the Dartford Local Plan.

94 Prior to occupation of the residential site 2 hereby approved details of facilities for the storage and collection of waste and refuse within the curtilage of the site shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out and thereafter maintained in accordance with the approved details.

94. To ensure that the proposed development does not prejudice the appearance of the locality, and that adequate access can be gained by collection vehicles in accordance with Policy DP2 of the adopted Dartford Local Plan.

95 Before occupation the dwelling(s) on residential site 2 shall comply with the National Space Standard/Building Regulations Optional Requirement. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans application or Building Notice to enable the building control body to check compliance.

95. To achieve a satisfactory standard of living conditions for future occupiers, and in accordance with Policy CS17 of the Dartford Core Strategy.

96 No part of the residential site 2 development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that measures to achieve internal water usage rates of not more than 110 litres per person per day have been implemented and signed off under Building Regulations 2015 (or any subsequent amendments).

96. In accordance with the requirements of Policy DP11 of the adopted Dartford Local Plan.

97 No part of the residential site 2 development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that the Building Regulations:

> Part M4 (2) or M4(3) Wheelchair Adaptable Dwellings have been implemented for at least one of the dwellings within residential site 2 and signed off under Building Regulations 2015 (or any subsequent amendments).

97. In accordance with the requirements of Policy DP8 of the adopted Dartford Local Plan.

OPEN SPACE/PUBLIC CAR PARKS

Before Development Commences

98 No development of the public open space or public car parks shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of heritage interpretation work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

98. To ensure that features of archaeological interest are properly examined and recorded in accordance with Policy DP12 of the adopted Local Plan.

99 No development of the public open space or public car parks shall take place until the applicant, or their agents or successors in title, has secured the implementation of:

i) archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and

ii) following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority

99. To ensure that features of archaeological interest are properly examined and recorded and that due regard is had to the preservation in situ of important archaeological remains in accordance with Policy DP12 of the adopted Dartford Local Plan.

100 The details submitted for the open space pursuant to condition 1 (the reserved matters) shall include details of the surfacing to the public right of way DR9 within the application site. The surfacing works shall be completed prior to the first use of the public open space and thereafter maintained.

100. To secure a safe and usable pedestrian link from the residential site 1 to the public open space for the benefit of future residents and the general public in accordance with Policy DP4 of the adopted Local Plan.

101 The details submitted for the open space pursuant to condition 1 (the reserved matters) shall include details of all footpath and cycle routes through the open space, the surfacing of those routes, details of bins and seating, information boards, waymarkers, public art (which links to the heritage of the site), children's play features and the pond. The approved details shall be implemented prior to the first use of the public open space and maintained thereafter.

101. In the interests of securing a high quality public open space that benefits the future residents of the wider development as well as the general public in accordance with Polices CS4 and DP14 of the adopted Local Plan.

102 The details pursuant to condition 1 (reserved matters) for the public open space shall include a landscaping scheme including both hard and soft landscaping, including boundary treatment, the retention and reinforcement with native species of trees and vegetation within the site, the provision of a wildlife corridor and a programme for its management, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the first use of the public open space (unless this falls management, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to the first use of the public open space (unless this falls outside of the planting season in which case it shall be implemented at the first opportunity during the following planting season, between October and March inclusive). Such landscaping shall thereafter be maintained unless agreed in writing by the Local Planning Authority. Any trees, shrubs or grassed areas which die, are removed or become seriously damaged or diseased within this period shall be replaced within the next planting season with plants of similar species and size to that approved.

102. To safeguard the visual amenities of the locality in accordance with Policies DP2 and DP25 of the adopted Dartford Local Plan.

103 Prior to the commencement of development on the public open space and public car parks, the results of a Preliminary Ecological Appraisal ('PEA') for that site shall be submitted to the Local Planning Authority for written approval. The PEA shall include a review of the existing ecological survey data to assess if they are still valid or make recommendations as to any updated specific species surveys that need to be carried out. Where identified as necessary pursuant to the PEA, no works shall commence until the necessary detailed further specific species surveys have been carried out and the results of those surveys have been submitted as an update to the PEA and the Local Planning Authority has approved the updated PEA in writing.

103. In the interests of safeguarding and enhancing ecology and biodiversity in accordance with Policy DP25 of the Dartford Local Plan.

104 Prior to the commencement of development on the public open space and public car parks, (including any ground works, site or vegetation clearance) a site-wide Ecological Mitigation Plan ('SWEMP') setting out proposed ecological mitigation relating to the development informed by the approved submitted surveys pursuant to condition (103) above shall be submitted to and approved in writing by the local planning authority. The SWEMP shall include the following:

(i) An over view of the habitats/species present at the site;
(ii) Details of the required ecological mitigation;
(iii) An assessment as to whether ecological mitigation necessitates sensitive lighting design;
(iv) Proposed methodology for implementation of the ecological mitigation for each species and /or habitats;
(v) Maps and plans to show the extent and location of proposed mitigation works;
(vi) Timetables for implementation of proposed mitigation works sufficient to demonstrate that the works are aligned with the proposed timetable for works relating to construction;
(vii) Persons responsible for implementing the mitigation works, including times during construction when specialist ecologists will need to be present on site to undertake / oversee the mitigation works;
(viii) Interim management and monitoring proposals to ensure that habitats created/enhanced as part of the SWEMP will be managed appropriately.

The ecological works as set out in the SWEMP shall only be carried out in accordance with the approved details.

104. In the interests of safeguarding and enhancing ecology and biodiversity in accordance with Policy DP25 of the Dartford Local Plan.

105 Prior to the first use of the public open space and public car parks hereby approved, a Landscape & Ecological Management & Monitoring Plan ('LEMMP') shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved LEEMP shall be implemented in accordance with the approved details. The content of the LEMMP shall include the following;-

(i) Description and evaluation of features to be managed;
(ii) Aims and objectives of the LEMMP;
(iii) Appropriate management options for achieving aims and objectives;
(iv) Prescriptions for management actions, together with a plan of management compartments;
(v) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a 10-year period);
(vi) Details of the body or organisation responsible for the implementation of the LEMMP;
(vii) Details of species and habitat monitoring;
(viii) A timetable for proposed LEMMP reviews and any necessary updates to the LEMMP arising from species and habitat monitoring.

105. In the interests of safeguarding and enhancing ecology and biodiversity in accordance with Policy DP25 of the Dartford Local Plan.

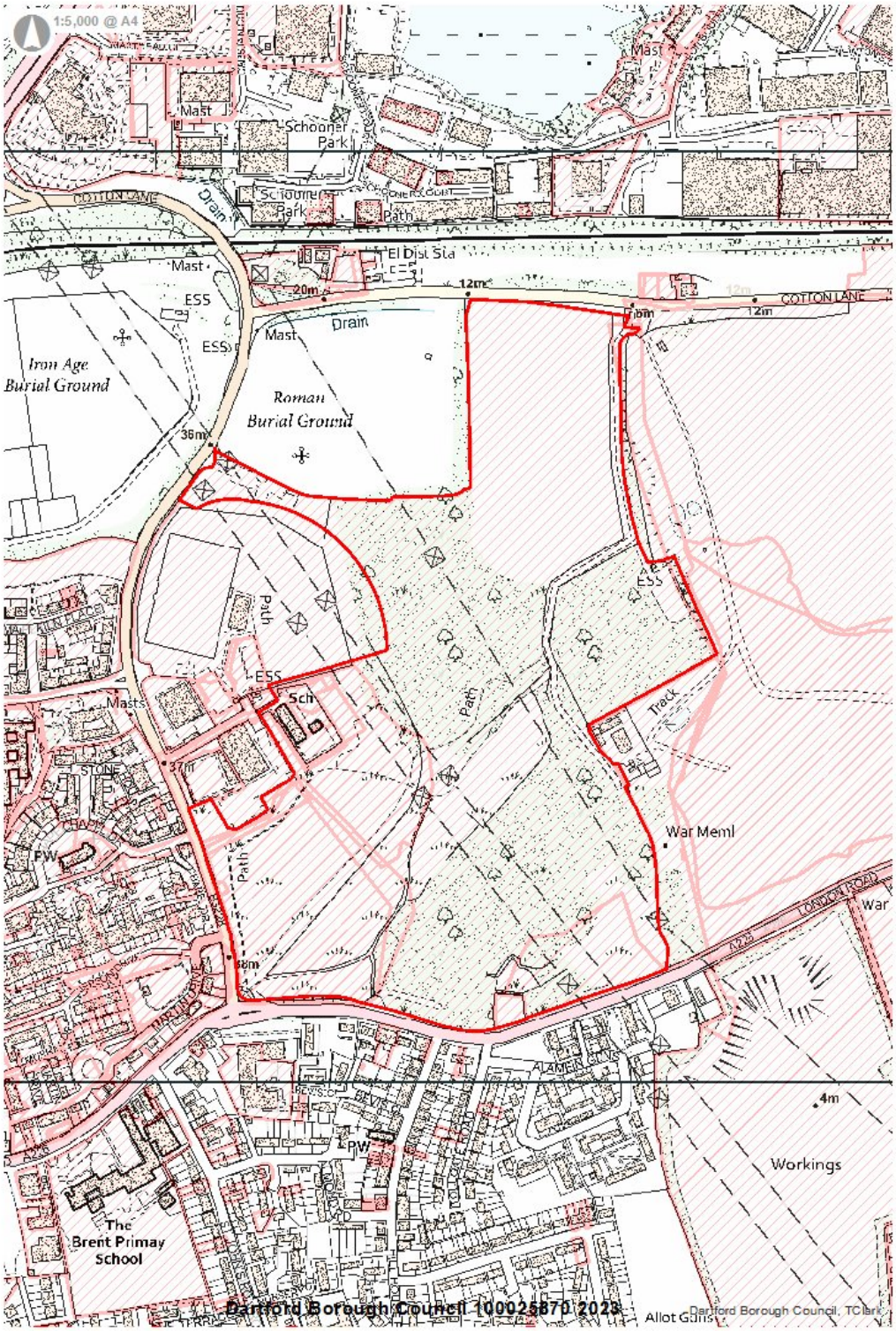
Ongoing

106 No external lighting shall be used within the public open space or public car parks unless the details have first been agreed in writing by the Local Planning Authority. Such details shall consider the impact on wildlife and in particular bats and shall be designed in such a way as to minimise the impacts thereto. The approved lighting shall be maintained.

106. In the interests of visual amenities and minimising the impact of the development on ecology in accordance with Policies DP2 and DP25 of the adopted Local Plan.

Informative:

1. For the avoidance of doubt this permission has been granted under section 73 of the Town and Country Planning Act 1990 and varies the conditions on the original planning permission granted on 24th May 2019 under reference DA/18/01074/OUT and later amended under 20/00746/VCON. Any of these permissions may be implemented but the conditions on the permission chosen to be implemented must be fully complied with.



Application No::	23/00006/VCON
Address :	Stone Lodge Development Complex Cotton Lane Stone Kent
Date: 30 March 2023	**Scale:** Not to Scale

DEVELOPMENT CONTROL BOARD

13 April 2023

Reference: 22/00553/REM **Officer:** Sue Vaughan

Location: Stone Lodge Development Complex
Cotton Lane
Stone
Kent
DA2 6PD

Proposal: Reserved Matters approval (Appearance, Landscaping, Layout and Scale), pursuant to Condition 1 to provide 140 residential dwellings (Use Class C3) and associated works including internal road network, landscaping, utilities and drainage infrastructure, car and cycle parking and waste storage and also including details required to be submitted as part of the reserved matters by Conditions 42 (land levels RS1), 44 (surface water drainage RS1) , 48 (ecological enhancements RS1), 49 (materials RS1), 50 (noise assessment RS1), 51 (car parking RS1), 52 (hard and soft landscaping RS1), 53 (cycle parking RS1), 55 (travel plan RS1), 72 (land levels RS2), 74 (surface water drainage RS2), 78 (ecological enhancements RS2), 79 (materials RS2), 80 (noise assessment RS2), 81 (hard and soft landscaping RS2), 82 (car parking RS2) and 86 (travel plan RS2) of Outline Planning Permission (LPA Ref: DA/20/00746/VCON).

Applicant: Dandara South East Ltd/Mr Ben Shaw

Courier House
80-84 Calverley Road
Tunbridge Wells
TN1 2UN

Parish / Ward: Stone / Stone Castle

RECOMMENDATION:

Approve Reserved Matters for the reasons set out below and subject to:

i. Delegated authority for resolution of matters relating to SUDS in consultation with KCC;
ii. Delegated authority to approve the Public Path Diversion Order 2023 for PROW DR9 (Part);
iii. Delegated authority to secure details of tree protection measures for residential site 2; and
iv. The conditions set out below.

SITE DESCRIPTION

(1) The application site comprises two discrete land parcels measuring 2 hectares and 1 hectare, which will be referred to as Residential Site 1 (RS1) and Residential Site 2 (RS2) respectively. They are part of a larger 26 hectare site granted outline planning permission in 2019 for an 8 form secondary school, provision of 19 hectares of public open space and up to 140 residential dwellings in total across 2 sites.

(2) The wider site is bounded by Cotton Lane to the west and London Road (A226) to the north and is situated just over a mile from Dartford town centre. The 8 form secondary school forming part of the outline planning permission at the corner of Cotton Lane and London Road is now built and in use, served by a new access off London Road, east of the Cotton

Lane/London Road junction. The new access terminates at a roundabout junction set within the site. The remainder of the wider site owned Dartford Borough Council remains undeveloped and has been used informally for recreational purposes, mainly dog-walking.

(3) The Grade II listed Stone House Hospital and Grade II listed Chapel of St Luke at Stone House Hospital sit on the opposite side of Cotton Lane to the wider outline planning permission site, which was originally part of a farm for the hospital.

(4) RS1, the larger 2 hectare parcel, is separated from Cotton Lane to the west by the Dartford Judo and Bowls clubs and the new school. Its southern tip abuts the new roundabout at the northern end of the new access road off London Road. A rugby club sits to the north-west and the remaining boundaries are with the undeveloped open land. Public Right of Way DR9 runs west-east across the top of the school site, through the middle of RS1 and then continues across the open land. RS1 is predominantly semi-improved grassland.

(5) RS2, the smaller one hectare site, has its southern boundary with London Road. This is marked by an approximately 1.8m high retaining wall with a mixture of mature and semi-mature trees and scrub sitting above it. Beyond the southern boundary, it is predominantly semi-improved grassland. The northern boundary is bounded by broad leaved oaks which are protected by Tree Preservation Order No. 7 (2022).

(6) Overhead power lines and pylons which are due to be re-routed underground by UKPN currently run across the centre of RS2 and across the eastern boundary of RS1. An oil pipeline runs a few metres to the east of RS2 and a medium pressure gas pipeline runs along London Road to the south. There are former landfill sites to north, east and north-west of the application site.

(7) London Road lies within an Air Quality Management Area (AQMA). The sites lie within Flood Zone 1 as defined by the Environment Agency and within Source Protection Zone 3 for groundwater.

THE PROPOSAL

(8) The original outline planning permission DA/18/01074/OUT (amended by DA/20/00746/VCON) covers the wider Stone Lodge site bounded by Cotton Lane and London Road. It granted permission for the erection of a 8-form entry secondary school, up to 140 residential dwellings in total across 2 sites and provision of a 19 ha of public open space. The reserved matters for the school were granted and the school is open. Reserved matters for the public open space (DA/22/00605/REM) have been submitted by Dartford Borough Council and are under consideration. The application the subject of this report is for the reserved matters relating to the two parcels of residential development.

(9) The outline planning permission includes a Parameters Plan setting out the boundaries for the school, public open space and residential development. Now that the detailed layout for the residential parcels has been finalised, the applicant is seeking to adjust those boundaries (without increasing the permitted maximum number of residential units) and this forms the subject of a separate s73 planning application, DA/23/00006/VCON, being considered concurrently as part of this DC Board agenda.

(10) The outline application included the approval of the means of access. Vehicular access to RS1 would be taken from London Road via the new access road and roundabout already constructed within the site and which already serves the new school. A new access would be formed further east down London Road to serve RS2.

(11) The current proposal is for the approval of the outstanding reserved matters relating to the residential development - appearance, landscaping, layout and scale. The outline planning permission was conditioned to require that a number of other details be submitted as part of the reserved matters and these have been included and comprise: proposed land levels (Conditions 42 and 72); surface water drainage (44 and 74); ecological enhancements (48 and 78); external materials (49 and 79); noise assessment (50 and 80); car parking layout (51 and

82); hard and soft landscaping (52 and 81); cycle parking RS1 (53 and 85); and travel plans (55 and 86).

(12) The application comprises 140 dwellings spilt across the two sites with 103 units on the larger RS1 site adjacent to the new school and 37 on the smaller RS2 site further along London Road. They are principally 2 and 2 and a half storey houses and are a mixture of terraced, semi-detached and detached. Two 3-storey flatted blocks are located to the north of the roundabout within RS1.

RELEVANT HISTORY

(13) 22/00605/REM Reserved Matters approval (Appearance, Landscaping, Layout and Scale) for public open space pursuant to condition 1 and discharge of details relating to condition 101 (open space features) and 102 (open space landscaping) pursuant to outline planning permission DA/20/00746/VCON for the erection of an 8 no. form entry secondary school, up to 140 residential dwellings in total across 2 sites and provision of 19 hectares of public open space - currently under consideration.

(14) 22/00507/CDNA Submission of details relating to Affordable Housing Strategy pursuant to condition 37 & 68 of planning permission DA/20/00746/VCON for outline application for erection of an 8- form entry secondary school, up to 140 residential dwellings in total across 2 sites and provision of 19ha of public open space (variation of condition 2 of DA/18/01074/OUT (drawing numbers) to allow for amended works to the approved access to the school from London Road). Currently under consideration.

(15) 21/00625/CDNA Submission of surfacing details relating to public right of way DR9 (open space and public car parks) pursuant to condition 100 of outline planning permission 18/01074/OUT for erection of an 8 form entry secondary school, up to 140 residential dwellings in total across 2 sites and provision of 19ha of public open space 29.11.2021 (PROW DR9 - Diversion Order came into force on 18 Sept 2020 and works to surface the re-directed PROW have been implemented).

(16) 20/00449/REM Submission of Reserved Matters relating to layout, scale, appearance, and landscaping for the erection of an 8 form secondary school pursuant to Condition 1 of outline planning permission DA/18/01074/OUT; and discharge of Conditions 5 (existing and proposed levels of land and building(s), 7 (sustainable surface water drainage),12 (ecological enhancement measures), 13 (external materials), 14 (soft and hard landscaping, and boundary treatment), 15 (car parking layout), 16 (BREEAM rating), and 34 (noise assessment) for the erection of an 8 No. form entry secondary school up to 140 residential dwellings in total across 2 sites and provision of 19ha of public open space - Approved.

(17) 20/00746/VCON Outline application for erection of an 8- form entry secondary school, up to 140 residential dwellings in total across 2 sites and provision of 19ha of public open space (variation of condition 2 of DA/18/01074/OUT (drawing numbers) to allow for amended works to the approved access to the school from London Road) - Approved.

(18) 19/01533/OHL Consultation under the Overhead Lines (Exemption) Regulations 2009 and Section 37 of the Electricity Act 1989 for the removal of 132kV and 33kV circuits to aid development of rugby club and subsequent school and residential units. An underground route for cables to be installed along agreed service corridor adjacent to eastern boundary of site. A terminal tower on the north-west boundary and temporary tower on southern boundary 16.12.2019 No objection

(19) 18/01074/OUT Outline application for erection of an 8 form entry secondary school, up to 140 residential dwellings in total across 2 sites and provision of 19ha of public open space (all matters reserved except access) - Approved.

(20) 17/02105/FUL Provision of a sports facility (Rugby Club) including a two storey clubhouse, two rugby pitches with 18m high floodlights, car parking, security fence, 6m high catch net, relocated substation and associated landscaping - Approved.

(21) COMMENTS FROM ORGANISATIONS

(22) Environment Agency - no comment

(23) KCC Minerals and Waste - no comment

(24) Natural England - no comment other than generic advice.

(25) Thames Water - no objection to discharge of surface water conditions (conditions 44 and 74). Details indicate that no surface water will be discharged into the public network. If a connection to discharge surface water into the public network were to be sought in the future, they would wish to be re-consulted.

(26) National Highways - previously advised that the outline application 18/01074/OUT would have a negligible impact of the Strategic Road Network (SRN) and asked to be consulted on the Residential Travel Plan. They have reviewed the Travel Plan prepared by Motion for Residential Sites 1 and 2 to discharge conditions 55 and 86 respectively and are content that that they provide sufficient information. They are satisfied that the proposal would not materially affect the safety, reliability and/or operation of the SRN and raise no objection.

(27) Kent Fire and Rescue Service - the access requirements for the Fire and Rescue Service have been met.

(28) KCC Public Rights of Way - The proposal may affect PROW DR9. N.b Proposed layout requires a slight diversion - this is currently being pursued.

(29) KCC Highways - The applicants have engaged with KCC and DBC to overcome the previous comments. There is sufficient parking provided on site from a development planning perspective. The layout has been improved to provide the visibility splays to the required standards for the 20 mph speeds. The visibility splays and forward visibility splays must not have any obstructions over 600mm which includes landscaping. The layout has the introduction of raised tables to lower speeds. They suggest that crossing points at the junctions for pedestrians are provided with dropped kerbs and tactile paving. They note the Stage One Road Safety Audit comments and responses have now been provided. The visibility splays and tracking have been updated and show the layout working. There are further finer details which can be made such as the dropped kerbs and tactile paving once on-site. The highway design provides permeable paving which unfortunately KCC will not adopt as highway authority. There are some areas within the site of no-dig adjacent to the landscaping which KCC will not adopt. The tie into the existing highway will require a Section 278 agreement to be entered with the authority, which the applicants are aware of and consultants have already been in touch with the necessary teams at KCC to progress the site. They consider the highway layout acceptable subject to conditions. The level of adoption will be discussed further with KCC through the Technical Audit Process and liaison with the Agreements Team which is outside of the planning process. They suggest conditions to secure: the provision and maintenance of the visibility splays shown on the submitted plans; provision and permanent retention of the vehicle parking spaces and turning areas as shown on the submitted plans; provision and permanent retention of the cycle parking facilities shown on the submitted plans.

(30) DBC Environmental Health - satisfied that any potential adverse noise impacts on future residents can be overcome with appropriate mitigation. The applicant should submit full details of the chosen noise mitigation measures including glazing, ventilation and noise barriers once a final design scheme for the development has been settled. In particular, as the noise barriers are a critical element of the mitigation, a strategy should be in place to ensure that the maintenance and condition of the barriers are maintained throughout the lifetime of the development.

(31) Esso Petroleum Company - Esso do not have apparatus situated near the proposed works. No objection to the proposals provided that the 'Special Requirements for Safe Working' booklet and the covenants contained in the deed of grant are adhered to.

(32) Kent Police Designing Out Crime - They acknowledge that the applicant has taken steps to incorporate crime prevention measures into this proposal, and they understand that certain measures will be factored into the design during later stages. However, large-scale developments have a direct impact on local policing and local authorities, as they increase demand on services. Therefore, if this planning application is approved, they would like to request that a condition is included as part of the planning approval to ensure that Crime Prevention is addressed effectively and all opportunities to design out crime are not missed. They recommend that the applicant applies for an SBD award, which is free of cost, to show official commitment to crime prevention and community safety. This would also ensure that the Designing Out Crime Team can continue to provide support and guidance until the development is complete.

(33) KCC (Biodiversity) -noted in relation to the concurrent S73 application that RS 2 is larger than the area proposed on the indicative plan submitted as part of application 18/01074/OUT, resulting in a narrower vegetated buffer between the housing and the south of the site. The buffer area was intended to maintain connectivity along the southern boundary. Tree/hedgerow planting is proposed and, provided lighting minimises light spill it can still provide connectivity. However, as it will be narrower, there is a risk the increase in footprint for the residential area will result in a decrease in suitable habitat for protected/notable species and connectivity through the site. Additional information has been submitted to address these concerns and the submitted plans do indicate that vegetation will be planted along the site boundaries of both plots. However they highlight that the boundary of the northern plot appears to be grassland with some mature trees. As this boundary is adjacent to the road there is a risk that cars will park along the grass verge reducing the benefit the verge can have for biodiversity. They recommend that a hedgerow is planted along the northern boundary of the northern plot to increase connectivity and minimising the risk of damage from cars. A lighting plan has been submitted as part of this application and it indicates that the lighting will drop to less than 1 lux on the boundary of the southern plot. They advise that when the condition is submitted to be discharge, information is submitted demonstrating that the light levels will dim over night to further reduce the impacts from light spill. Details of the reptile mitigation were submitted to discharge conditions 46 and 76 as part of application 21/00843/CDNA. They highlight that the reptile translocation cannot commence until the enhancements to the reptile receptor site have been implemented and the reptile mitigation must be implemented, completed and the site released by the ecologists before construction works commenced (n.b - reptile mitigation completed on RS1 and is intended to be carried out on RS2 this year).

(34) With regards to condition 48, KCC Ecology state: 'The submitted masterplans and landscaping plans have detailed the following enhancements - bat boxes, bird boxes, bee bricks, native species planting and creation of wildflower areas. In addition, hedgehog highways are to be included within all close board fencing. We highlight that the feature will have to be located within a section of the buildings which will not be impacted by the proposed lighting. Subject to our concerns being addressed in relation to the establishment of the wildflower areas, we satisfied that the condition can be discharged.'

(35) With regards to condition 51, KCC Ecology state: 'Detailed planting plans have been submitted and they have confirmed native trees will be planted within the site and areas of wildflower meadows/strips will be created around the boundaries of both housing parcels. We are supportive of the principle of the creation of the wildflower areas and we highlight that the Landscape Management Plan details relating to appropriate future maintenance.'

(36) KCC Flood and Water Management - confirm that they are in agreement with the principles proposed for dealing with surface water from the sites, however there are some concerns remaining which prevent them from being able to recommend the discharge of condition 74 and hence the determination of reserved matters. The hydraulic analysis provided details permeable paving - non infiltration, yet the underlying calculations do in fact rely on infiltration. They ask for clarification. The network analysis provided starts with assessment of the 10 year critical rainfall event for durations up to the 1440 minute storm. They request that analysis of the 2 year event is also provided and that durations up to the 10,080 minute storm considered. The recommended infiltration rate to be used for design purposes is given as 1x10-

5m/s within the latest LEAP Environmental yet the design rate used in the hydraulic analysis submitted is 2x10-5m/s. They would expect the rate recommended by the technical specialist to have been used in the design or for a statement to be provided from said specialist confirming their acceptance to the use of the alternative rate. Until these matters have been addressed, KCC wish to maintain a holding objection.

(37) KCC Archaeology - they were expecting to see an archaeological impact assessment and refer to the archaeological conditions attached to the outline permission. However, these conditions have already been discharged under DA/21/00539/CDNA. At the time that they were considered, KCC Archaeology agreed that no further archaeological field work was required for RS1 and RS2 subject to a condition that there would be a need for Palaeolithic archaeological recording in the event of development works greater than 1.80m below present ground levels at RS2.

(38) DBC Tree Consultant - Initially concerned about proximity to semi-mature trees on southern boundary and TPO oaks on northern boundary but sections have now been provided showing the amount of clearance from the kerb edge and also that that there is either no or minimal level change within the Root Protection Areas. He has advised that use of no-dig construction is acceptable provided that they are carried out the correct manner and to current working guidelines and that the applicant is aware that roads using this type of construction will not be adopted by KCC Highways.

NEIGHBOUR NOTIFICATION

(39) 10 representations from residents living in the local area have been received with the following comments and concerns:

- Too little parking, should be 280 spaces for 140 dwellings
- Environmental concerns - bats and insects in the area and full of wildflowers, only park that dogs can walk freely in (no children around), loss of green space
- Light pollution
- Air pollution, area already has one of highest air pollution rates, believes linked to high cancer rates
- Lack of a suitable Travel plan, no provision for sustainable travel
- No EIA. NE and EA responses suggest further assessment needed
- Expects strong conditions about proportion of affordable housing and making it available to local residents
- Not wholly opposed if homes have electric charging capacity and there is a more active Travel plan, full EIA to be made public before permission given and firm conditions on local and affordable access to new homes, developer should be required to meet with local stake holders
- Infrastructure can't cope with more housing, roads too busy, not enough schools, doctors, dentists and facilities in the area
- Trusts that consideration has been given to increased traffic on narrow Cotton Lane and need for improved pedestrian access to Stone Crossing station
- Doesn't look like there will be any public footpath for dogwalking, please confirm what public areas will still be available
- Will add to congestion, roads will not be able to cope, especially Cotton Lane and Dartford Road
- Rugby club will be overlooked

RELEVANT POLICIES

(40) The Dartford Core Strategy 2011, the Dartford Development Policies Plan 2017 and the Kent Minerals and Waste Local Plan 2016 form the Dartford's Development Plan and the application should be determined against this unless material considerations indicate otherwise.

(41) Adopted Dartford Core Strategy adopted 2011

CS1: Spatial Pattern of Development
CS4: Ebbsfleet to Stone Priority Area
CS10: Housing Provision
CS14: Green Space
CS15: Managing Transport Demand
CS17: Design of Homes
CS18: Housing Mix
CS19: Affordable Housing
CS23: Minimising Carbon Emissions
CS24: Flood Risk
CS25: Water Management

(42) Adopted Dartford Development Policies Plan 2017
DP1: Presumption in favour of sustainable development
DP2: Good Design
DP4: Transport Access and Design
DP5: Environmental and Amenity Protection
DP8: Residential space and Design in New Development
DP9: Local Housing Needs
DP11: Sustainable Technology and Construction
DP12: Historic Environment Strategy
DP13: Designated Heritage Assets
DP25: Nature Conservation and Enhancement

(43) Adopted Stone Neighbourhood Plan 2022
HW1: Trees, Shrubs and Air Quality (London Road Green Corridor)
HW2: Travel Plans
HW3: Walking and Cycling Neighbourhood
H1: Range of Housing provision
L13: Digital Infrastructure

(44) Dartford Local Plan to 2037 Pre-Submission (Publication) Document Sept 2021: The Council submitted for examination the Pre-Submission (Publication) Dartford Local Plan on 13 December 2021. With subsequent progression through its examination in public, though both legal compliance and soundness Stages, new policies clearly represent a material consideration in the determination of planning applications. The last (Stage 2) examination hearing day was held 30 November 2022.

(45) NPPF paragraph 48 advises weight may be given according to the stage of plan preparation, extent of unresolved objections to relevant policies, and degree of consistency with the NPPF. The Council considers the plan now very well advanced, albeit the examination has not yet concluded. In terms of policy objections, the following policies have consistently lacked unresolved soundness objections and regards all these policies as demonstrably consistent with the NPPF. Dartford Borough Council considers applicable policies including the following may be material considerations afforded greater weight: S3, D1, D2, D3, D7, E3, M5, M6, M11, M13 & M16. The relevant policies for this application are:

M1 - Good Design for Dartford
M2 - Environmental and Amenity Protection
M3 - Sustainable Technology, Construction and Performance
M5 - Designated Heritage Assets
M7 - Affordable Housing
M8 - Housing Mix
M10 - Residential Amenity Space
M14 - Green and Blue Infrastructure and Open Space Provision
M15 - Biodiversity and Landscape
M17 - Active Travel, Access and Parking

(46) Dartford Parking Standards Supplementary Planning Document 2012

(47) The National Planning Policy Framework is also a material consideration, particularly the following:

Considering Development Proposals paras 110-113
Achieving appropriate Densities paras 124-125
Achieving Well Designed Places paras 130-132
Planning for Climate Change paras 137
Planning for Flood risk paras 167 and 169
Conserving and Enhancing the Natural Environment para 174
Habitats and Biodiversity para 180

(48) Central Government Technical Housing Standards - Nationally Described Space Standard March 2015

COMMENTS

Key Issues

(49) The Principle of residential development on these two parcels of land has already been established under the outline planning permission. As such, the key issues relating to this application are the acceptability of layout, scale and appearance of the development, the housing mix, affordable housing content, the standards of the accommodation and amenity space, quality of landscaping, impact on trees and ecology, conformity with the outline planning permission, impact on setting of a Listed Building, suitability of highways and parking arrangement, cycle and pedestrian links and the provision of an acceptable Sustainable Urban Drainage System (SUDS).

Scale/Layout/Appearance/Density

(50) The scale of the development is predominantly 2-storey with some 2 and a half dwellings and 2x 3-storey flatted blocks directly north of the roundabout giving access to RS1. Both the houses and apartment blocks are of a traditional design with pitched roofs. This reflects the general scale and appearance of existing residential areas in the vicinity of the site. The density is 47 dwellings per hectare, which falls within the guidelines set out in Policy CS17 c) for urban sites of 35-55 dwellings per hectare.

(51) Both RS1 and RS2 are designed with a loop road which abuts the open space at the edge of the sites, with linking avenues connecting through the middle. Parking is on-plot for detached and semi-detached houses, with parking spaces located directly in front of terraced dwellings and communal parking areas located to the rear of the flatted blocks. Raised tables are used at traffic junctions and to provide connections to the adjoining open space and existing and future footpath linkages. Residents will have the benefit of being able to overlook and directly access the 19ha of open space which adjoin the perimeter roads of RS1 and RS2.

(52) The Design and Access Statement refers to the creation of 2 character areas within both RS1 and RS2 - Parkland Edge and Neighbourhood Streets. The Parkland Edge, in the case of RS1, is made up of two 3-storey apartment blocks closest to the roundabout access into the development followed by a series of semi-detached and detached 2 and 2 and a half storey houses set out along a perimeter road facing towards the adjacent parkland/open space. It is given coherence by regular spacing, similar scale and use of red multi-stock facing brickwork and dark grey slate effect roof tiles, with black timber boarding used on upper floor recesses for house types with projecting brick gables, as well as between the gables of the apartments. A fully black timbered house type is used to accentuate the corner plots at junctions with the perimeter road. The same approach is used for the Parkland Edge to RS2. The remaining Neighbourhood Streets employ a lighter red brick with red/brown tiled roofs. Tree planting would augment existing vegetation around the perimeter of the smaller RS2 site. Tree planting is also proposed around the edge of RS1 adjoining the open space and along the main avenue running north-west to south-east through the site. A variety of different house types are employed to add visual interest and variety to the street-scene. A brick wall treatment is employed for those garden boundaries which directly abut the public realm.

(53) The proposal is considered to be acceptable in terms of scale, layout, appearance and density.

Housing Mix

(54) Policy CS18 states that developments over 100 units normally require 70% as family houses of 2 bedrooms or more, with 4% as family houses with 4 or more bedrooms and 30% as flats. The Council's objective is to ensure that there is diversity and a mix of housing types which does not create an oversupply of flats and smaller homes to avoid a high turnover and a transient community. The proposed development provides 14x 1-bed flats, 12x 2-bed flats, 27x 2-bed houses, 70x 3-bed houses and 17x 4-bed houses. This creates a good mix of unit types and sizes of which just over 80% are in the form of houses. 12% are 4-bed and 50% are 3-bed. It is considered that the proposed mix meets the Council's housing mix objectives and complies with Policy CS18.

Affordable Housing

(55) Conditions 38 and 69 of the outline planning permission requires that both RS1 and RS2 include a minimum of 30% affordable housing with a 50/50 split between shared ownership and affordable rented units. Policy CS19 requires that, where possible, an element of 3 plus bedroom social rented housing is provided as part of the affordable housing element.

(56) The proposed development comprises 98 private, 21 affordable rent and 21 shared ownership dwellings. This delivers 30% affordable housing with a 50/50 split between affordable rent and shared ownership. The units are divided proportionally between RS1 and RS2 so that there is 30% affordable housing and a roughly 50/50 affordable rent and shared ownership split within each site, thus meeting the requirements of the conditions attached to the outline permission.

(57) The affordable rent element is made up of 7x 1-bed flats, 6x 2-bed flats, 6x 3-bed houses and 2x 4-bed houses. The shared ownership unit mix is 7x 1-bed flats, 6x 2-bed flats, 5x 2-bed houses and 3x 3-bed houses. The originally proposed affordable rented mix has been amended to include more 3-bed houses and 2x 4-bed houses to more closely reflect the Borough's anticipated needs and DBC Housing have advised that they are now happy with the proposal. An affordable housing strategy has been submitted under the requirements of Conditions 37 and 68 of the outline permission which advises that Sage Housing will manage the housing once constructed.

(58) All of the units meet the National Described Space Standards. The houses have good sized gardens and the 2x 3-storey flatted blocks have balconies and a rear communal amenity space. In terms of appearance, use of the same brick, tile, weatherboarding and quality of detailing will make the affordable dwellings indistinguishable from the private ones.

(59) The affordable housing offer is considered to meet the Council's planning policies and the requirements of the outline permission conditions and is therefore acceptable.

Residential Space and Design

(60) Nationally Described Space Standard - Policy DP8 requires that all dwellings meet the Nationally Described Space Standards, as do Conditions 65 and 95 of the outline permission. All dwellings forming part of the proposal meet the Standards.

(61) In terms of accessible/adaptable accommodation - conditions 67 and 97 of the outline require evidence that at least 1 dwelling on each of RS1 and RS2 meet Part M4(2) or M4(3) Wheelchair Adaptable Dwellings under Building Regulations so a requirement is already in place.

(62) For private amenity spaces - Policy DP8 requires new residential development to provide a range of useable, good quality private amenity spaces and policy CS18 b) requires

that where flats/apartments are provided, they have private amenity space, such as balconies or roof gardens, wherever possible and provision of outdoor and/or indoor communal space. All of the houses are provided with good sized regularly shaped private rear gardens. All of the first and second floor flats have good sized balconies directly accessed from the living room. The ground floor units have sitting out areas underneath the balconies -although these face the road and therefore not private, particularly those closer to the footway - a good sized rear communal amenity space that can be accessed from a rear door provided for both blocks. There is sufficient distance between the properties to prevent any unacceptable overlooking of private garden areas. The level of private amenity space is considered to be acceptable.

Communal Open Space

(63) Policy DP8 requires that all residential developments of 100 plus new dwellings be provided with inviting and accessible communal open space. The proposed residential development is part of the wider outline planning permission which also includes 19 hectares of public open space. The intended public open space directly adjoins the boundaries of both RS1 and RS2 and will be directly accessible from them. This land is already used informally by local residents for recreation purposes, mainly dogwalking. The intention of the Council is to enhance the open space, improve biodiversity, and in particular improve its accessibility and connectivity with the wider area by means of new and improved paths through the site, the main paths being suitable for walkers, cyclists and people with pushchairs. Reserved matters details for the public open space submitted by Dartford Borough Council are currently under consideration and although it is not yet possible to show exactly where footpath connections will link with RS1 and RS2 with the exception of the existing PROW footpath which runs along the perimeter of the loop road of RS1, provision can easily be made by the nature of the residential layout.

Landscaping/Trees/Ecology

(64) It has been noted earlier in this report that the outline planning permission for this site includes a Parameters Plan setting out the boundaries for the school, public open space and residential development and that now that the detailed layout for the residential parcels has been finalised, the applicant is seeking to adjust those boundaries (without increasing the permitted maximum number of residential units). This forms the subject of a separate s73 planning application, DA/23/00006/VCON, being considered concurrently as part of this DC Board agenda. The report relating to these changes discusses their merits of these changes. The key change was considered by officers to be the reduction in width of the strip of open space adjacent to London Road from 10m to approximately 6m. Policy HW1 of the Stone Neighbourhood Plan designates land adjoining London Road as a green corridor and advises that 'planning applications for development should protect existing hedgerows, trees, shrubs and hedgerows along the London Road green corridor. The applicant has demonstrated that existing trees and hedgerows will be retained and has also provided detailed planting plans to show that the quality of the retained 6m strip will be enhanced by additional planting of 18-20cm girth indigenous trees, shrubs, hedging and wildflower planting. The planting plans also show extensive planting around the new site access extending some 35m into the site as well as additional planting at the eastern edge of the boundary with London Road extending 20m into the site. The report relating to DA/23/0006/VCON advises that officers consider the adjustment to the residential site boundaries to be acceptable.

(65) Ecological submissions have been previously approved for Residential sites 1 and 2 under conditions 45 and 46 for RS1 and, 75 and 76 for RS 2. These conditions required a Preliminary Ecological Appraisal (PEA) and a Site Wide Ecological Mitigation Plan (SWEMP) informed by the surveys pursuant to the PEA. The PEA for both sites concluded that no further survey work was required. The SWEMP set out measures for RS1 and RS2 including a reptile trapping scheme for both sites with reptiles being translocated to a previously approved receptor site within the wider Stone Lodge site, already used to translocate reptiles from the Rugby Club and school sites. The trapping and translocation for RS1 has been completed and the boundary barriers remain to prevent reptiles re-occupying site. Trapping on RS2 is anticipated to take place between April - October this year following removal of the pylons.

(66) Other mitigation measures which were required included protection of retained trees to the north of RS 2 and a sensitive lighting strategy to ensure no adverse impact on foraging and commuting bats - retained habitats adjacent to the residential sites to remain dark, precautionary working measures during site clearance, use of native wildlife friendly species as part of the planting strategy and the provision of bat and bird boxes.

(67) Detailed planting plans have been provided for both RS1 and RS2 which show indigenous tree planting and wildflower meadow areas around the site boundaries as well as additional tree and shrub planting within the site. KCC Ecology considers the details to be acceptable but has expressed concerns that parking may occur along the grass verge and has recommended that hedge planting is implemented to discourage this and increase connectivity. I consider that continuous hedge planting could potentially detract from the flow of the development into the open space beyond and therefore propose a condition requiring additional details of the treatment of these boundaries to discourage parking which could be a combination of hedge planting and use of wooden bollards.

(68) Bat, swift and bee boxes and hedgehog highways are included as part of the submission as detailed later in this report. The level of provision is considered to be acceptable.

(69) An outdoor lighting report has been submitted which shows that lighting columns will be shielded at the rear where adjacent to trees. Information has also been provided to show that there will be no clashes between proposed tree planting and lighting columns. The lighting report indicates that the lighting will drop to less than 1 lux on the boundary of the southern plot. Conditions 59 and 90 of the outline planning permission require full details of any external lighting to be submitted and approved prior to occupation of the development, to be carried out in accordance with these details. KCC Ecology have requested that when this information is submitted, it should demonstrate that the light levels will dim over night to further reduce the impacts from light spill. The information submitted with this application is considered to be sufficient to demonstrate that a suitable lighting strategy can be achieved - full details will be required at a later date to discharge conditions 59 and 60.

(70) Condition 81 of the outline planning permission requires that the landscaping scheme for RS2 include the retention of trees along the southern (London Road) boundary identified as Category B trees as well as reinforcement with native trees and vegetation, and retention of the oak trees identified as Category A in the Tree Survey on the northern boundary. The oak trees on the northern boundary have become protected by Tree Preservation Order no 7 (2022) since the grant of outline planning permission. The trees on both these boundaries are close to the new estate roads and therefore a no dig construction method has been proposed along with some limited removal of branches. Detailed information about the distance of trees from the proposed kerblines as well as existing and proposed land levels within the Root Protection Areas has been provided. The Council's tree consultant has advised that provided development is carried out in accordance with these details and that the applicant acknowledges that the road will not be adopted by KCC, he has no objection to the proposals. The impact on trees is therefore considered to be acceptable and to comply with the requirements of Condition 81 of the outline planning permission. Condition 81 requires details of tree protection measures for RS2. Further details of tree protection measures have been requested and delegation is sought for secure these details.

Impact on Setting of a Listed Building

(71) The application has been advertised as being within the setting of a Listed Builiding. There are 2 Listed Buildings on the opposite side of Cotton Lane - the Grade II Listed Stonehouse Hospital and the Grade II Listed chapel of St Luke. With regard to these buildings, the decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses. The decision maker must also give considerable importance and weight to the desirability of preserving the setting of the listed building.

(72) Given the distances of both proposed residential sites from these buildings, I consider that the only feature potentially impacted would be the Stonehouse hospital ventilation tower - a noticeable architectural landmark visible for a considerable distance from the east. Given the location of RS2, a long way down London Road and generally 2 -storey in height with open space and the new school separating it from this feature, I do not consider there to be any impact. In relation to RS1, the Public Right of Way runs west to east through the site and is incorporated within the housing layout (requiring a small diversion of the routing which is being pursued concurrently with this application and for which delegated authority is sought - detail provided below). It runs along the line of the new estate road and in between the new school and Bowls club out to Cotton Lane. This gives a direct line of sight to the ventilation tower, creating a framed view through the two storey houses to either side of the new road. I consider there to be no adverse impact on the setting of a Listed Building.

Parking/Highways

(73) The traffic impact of the residential development has already assessed as part of the overall outline planning permission. The number of dwellings does not exceed the maximum of 140 considered at this stage. KCC Highways are content with the proposed parking levels and road layout subject to suitable conditions being imposed.

(74) 290 parking spaces are being proposed for the 140 dwellings across both RS1 and RS2. This is made up of 219 allocated and unallocated resident spaces, 30 unallocated apartment parking area spaces, 27 visitor spaces and 10 van spaces. Given that development would take place across 2 discrete sites, the suitability of the parking provision relative to the Council's parking standards needs to be assessed individually for RS1 and RS2.

(75) RS1 - There are 103 dwellings on RS1.The 2 flatted blocks each contain 13x 1 and 2-bed flats and have 15 unallocated parking spaces each within a rear parking area. The Council's parking standard of 1.2 spaces per unit would require 15.6 spaces so there is only a marginal shortfall of 0.6 spaces per block. Most of the 2 and 3-bed houses are provided with 2 on-plot parking spaces or 2 allocated spaces adjacent to their plot. Although the majority of these are in the form of tandem spaces, only 1.2 spaces for 2-bed and 1.5 spaces for 3-beds are required by the Council's standards and this arrangement is considered to be acceptable on this basis. The 12x 4-bed units all have 2 parking spaces in compliance with the Council's standards - 5 of these are in the form of tandem spaces, which is considered to be acceptable in the interests of the overall quality of the layout. There are 10 van spaces and 21 visitor spaces, which complies with the Council's standards. An emergency access is provided at the north-western corner of the site linking to the road serving the bowls club. A condition is proposed requiring details of how day to day access by unauthorised vehicles will be prevented, i.e. lockable bollard(s)/fire gate.

(76) RS2 - There are 37 dwellings on RS2. 32 of these are 2 and 3-bed houses, each with 2 parking spaces. 19 of these are in the form of tandem spaces, but as for RS1, as the overall provision is in excess of the 1.2 and 1.5 spaces required, this is considered to be acceptable. All of the 5x 4-bed houses have 2 independently accessible spaces. There are 6 visitor spaces and 4 van spaces, meeting the Council's standards of 10/11 spaces.

(77) Conditions 60 and 91 of the outline planning permission requires that each dwelling be provided with electric charging points for at least 1 parking space prior to occupation. Electric charging points are shown for each of the houses, with 3 charging points within each of the 2 rear car parking areas of the flatted blocks. I am also mindful that EV charging points will be required under Building Regulations. As such, the general provision across the sites is considered to be acceptable.

(78) Permeable paving is to be used for the road carriageways as part of the overall Sustainable Urban Drainage Strategy and a no dig construction will be employed adjacent to the retained trees, which means that KCC will not adopt the roads although they consider the road layout to be acceptable, subject to ensuring that visibility splays are unobstructed above 600mm and that crossing points at junctions are provided with tactile paving and dropped kerbs. The upkeep of the roads will therefore fall on an appointed management company.

Pedestrian/Cycle Linkages

(79) RS1 links into the existing footpath network from London Road, being accessed from the internal roundabout which serves the existing school. Public Right of Way DR9 runs through the site from Cotton Lane, between the new school and Bowls club grounds and along the new estate road to link into the wider open space at the opposite site boundary. The layout of the new estate road would necessitate a very minor diversion of the existing route to avoid it running through the curtilage of houses and therefore a Public Footpath Diversion Order is being sought by KCC on behalf of Dartford Borough Council, the 'Dartford Borough Council (Public Footpath DR9 (Part) Stone) Public Path Diversion Order 2023'. This Order is made by Dartford Borough Council under Section 257 of the Town and Country Planning Act 1990 because it is satisfied that:- a) an application for planning permission has been made under Part 3 of that Act, namely the Reserved Matters approval (Appearance, Landscaping, Layout and Scale), pursuant to Condition 1 to provide 140 residential dwellings (Use Class C3) and associated works including internal road network, landscaping, utilities and drainage infrastructure, car and cycle parking and waste storage (22/00553/REM) and b) if the application were granted it would be necessary to authorise the diversion of the footpath to which this Order relates in order to enable development to be carried out. If the reserved matters are considered to be acceptable, Members are also requested to grant delegated powers to approve the Order.

(80) The layout design, with the perimeter estate road adjoining the proposed public open space, allows for other connections to be made to the network of cycle and pedestrian routes currently under consideration as part of the public open space reserved matters submission made by Dartford Borough Council when these are finalised.

(81) RS2 has a single pedestrian linkage to London Road from the vehicular access point. No other connections are possible along this frontage because of the change of levels between the site and London Road which has a retaining wall along this section. However, as for RS1, the perimeter road layout allows for future connections to the pedestrian/cycle linkages being developed as part of the consideration of the reserved matters submission for the adjoining public open space made by Dartford Borough Council. A revised plan is awaited showing a hard surfaced connection to the eastern boundary to facilitate this.

Details required as part of the reserved matters by Condition

(82) The outline planning permission was conditioned to require that a number of details be included as part of the reserved matters submission. These details were submitted as part of the application and relate to the following: Conditions 42 and 72 (proposed land levels), 44 and 74 (surface water drainage), 48 and 78 (ecological enhancements), 49 and 79 (external materials), 50 and 80 (noise assessment), 51 and 82 (car parking layout), 52 and 81 (hard and soft landscaping), 53 and 85 (cycle parking RS1), 55 and 86 (travel plans). The acceptability of these details are considered below:

(83) Conditions 42 and 72 (proposed land levels) - the land levels details is considered to be acceptable and do not require any significant change beyond existing land levels.

(84) Conditions 44 and 74 (surface water drainage) - Conditions 44 and 74, relating to RS1 and RS 2 respectively, require the reserved matters submission to contain a detailed surface water drainage strategy which demonstrates that surface water generated from their development (for all rainfall durations and intensities including a climate change adjusted critical 100 year storm) can be accommodated. A detailed strategy for each site has been submitted. A summary of the strategy is set out below:

(85) RS2 - Infiltration is proposed to be used as the method of discharge for the surface water runoff. Across the site, the footways fall towards the highway which is permeable paved with a subbase of 0.6m. A service strip of 2.0m is present in the road to allow for the foul drainage sewers and manholes - this is impermeable with an impermeable subbase but falls towards the permeable paving to allow runoff to enter the permeable subbase of the remainder of the road. The highways therefore drain their own area, as well as the footpaths and any

public/visitor parking bays. Private parking spaces are permeable paved, drain their own area and infiltrate directly from the permeable subbase into the ground. Where possible, the runoff from each plot is routed into the back garden where a small shallow soakaway is located for the runoff to be stored and discharged into the ground. Where this is not achievable, these soakaways have been located elsewhere on the site.

(86) RS1 - In the northern section of the site, shallow infiltration was discounted due to the presence of large quantities of made ground. Infiltration via deep bore soakaways into the chalk strata was also considered, but is considered not viable due to the risk of chalk dissolution. The runoff from this area of the site is therefore collected and routed to two soakaways in the southern part of the site. Across the south of the site, the proposed drainage strategy is the same as for RS2. The northern highways are similarly laid out, but with a lined permeable subbase to collect, store and convey the water to two low points. Private parking spaces in the south are permeable paved, drain their own area and infiltrate directly from the permeable subbase into the ground. In the north, they will collect their own runoff, and discharge via diffuser boxes, into the main surface water network. Where possible, the runoff from each plot is routed into the back garden where a small shallow soakaway is located for the runoff to be stored and discharged into the ground. Where this is not achievable, for example because a 5m offset from buildings to the soakaway would not be possible or due to infiltration constraints, these soakaways have been located elsewhere on the site. Two primary cellular soakaways have been modelled in the parking areas of the large apartment blocks in the south, as detailed in the drainage layout drawings. The parking courts to the apartments themselves are also to be permeable paved and allow infiltration. However, as areas of the permeable subbase are located above the soakaway crates, it will not be practical to infiltrate freely from the whole parking area without potentially compromising the cellular soakaway beneath. To make an allowance for this within the network model, the parking court subbases are therefore split in two.

(87) Detailed discussions have been taking place with KCC SUDS in relation to the proposed strategy. They have reached a point where KCC is in agreement with the principles proposed for dealing with surface water from the sites, but there are some technical matters that require resolution as set out at para. 36 of this report. KCC have advised that they wish to make a holding objection to the approval of reserved matters containing the SUDS details until these matters are resolved. Members are asked to grant delegated authority to approve the reserved matters subject to these outstanding details being resolved to the satisfaction of KCC.

(88) Conditions 48 and 78 (ecological enhancements) - Conditions 48 and 78 require the reserved matters submission to include a package of ecological enhancement measures to be incorporated into the development. The enhancements must include (but not be limited to) integrated bat and bird boxes and insect homes/hotels. The submitted plans show fencing to gardens including hedgehog gates. The RS1 and RS2 Graphic Masterplans indicate the locations on RS1 for 7 bat boxes, 8 swift boxes and 3 bee bricks and on RS2 for 4 bat boxes, 4 swift boxes and 4 bee bricks. Other enhancements include the soft landscaping proposals with indigenous tree planting, shrubs and wildflower meadow areas to the site perimeters as well as within street and front garden areas. The submitted details are considered to be acceptable.

(89) Conditions 49 and 79 (external materials) - Details of external materials have been submitted with the application and are considered to be acceptable. The houses and flats will be either light red or dark red brick with grey of red/brown tiled roofs. Black weatherboarding will be used for key corner plots and as accents on other dwellings. The external materials are considered to be acceptable

(90) Conditions 50 and 80 (noise assessment) of the outline planning permission requires the reserved matters submission to be accompanied by a Noise Assessment which considers in detail the impact of existing and future noise sources on future residents and suggest appropriate mitigation measures. DBC Environmental Health are satisfied from the Noise Assessment information submitted that any potential adverse noise impacts on future residents can be overcome with appropriate mitigation and that the applicant should submit full details of the chosen noise mitigation measures including glazing, ventilation and noise barriers once a

final design scheme for the development has been settled. In particular, they request that as the noise barriers are a critical element of the mitigation, a strategy should be in place to ensure that the maintenance and condition of the barriers are maintained throughout the lifetime of the development. Proposed mitigation includes acoustic garden boundary screens for a limited number of properties closest to London Road and varying types of ventilation including acoustic trickle vents and acoustic double glazing for some properties. The noise assessment concludes that no acoustic barriers are required for RS1 in relation to the school given the orientation of the buildings and set back from noise sources. A condition is proposed requiring details of proposed mitigation measures for individual plot numbers and ongoing maintenance as requested by the EHO.

(91) Conditions 51 and 82 (car parking layout) - As discussed previously at paras. 73-76 in this report, the proposed parking layout is considered to be acceptable.

(92) Conditions, 52 and 81 (hard and soft landscaping) - As discussed at paras 64-70 of the report, the proposed soft landscaping is considered to be acceptable. The hard landscaping consists of block paving for shared surfaces, parking areas and driveways as well as the main carriageway, with tarmac footpaths. Paving slabs are used for front paths. The proposed hard and soft landscaping is considered to be acceptable.

(93) Condition 53 and 85 (cycle parking RS1 and RS2) - Condition 53 required the reserved matters submission to include details of secure and weatherproof cycle parking for RS1 and RS2. These details have been provided and comprise cycle sheds within the gardens of each of the houses and a dedicated cycle store within each of the apartment blocks. The proposed details are considered to be acceptable.

(94) Conditions 55 and 86 (travel plans) - Conditions 55 and 56 required Travel Plans to be submitted for each of RS1 and RS2 as part of the reserved matters submission. National Highways asked to be consulted on the Residential Travel Plan. They have reviewed them and are content that that they provide sufficient information. They are satisfied that the proposal would not materially affect the safety, reliability and/or operation of the Strategic Road Network. KCC Highways have raised no objections. The submitted Travel Plans are considered to be acceptable.

Other issues

(95) In relation to the issues raised by local residents, the submission is for reserved matters. The principle of up to 140 dwellings across the two sites has already been agreed. An Environmental Impact Assessment is not required. This was agreed in a Screening Opinion as part of consideration of the outline planning application and there has been no change in circumstance that would affect that assessment. A Travel Plan has been provided for each site and all homes have electric charging facilities. A large area of enhanced public open space forms part of the overall outline planning application, the reserved matters submission for which is currently under consideration. There would be no harmful overlooking of the Rugby Club which, as a use, as not afforded the same level of privacy as a private garden or example.

(96) Need for Conditions - It should be noted that there are already conditions attached to the outline which require the following in relation to RS1 And RS2 - a Construction Management Scheme; the approved drainage strategy to be implemented; external materials to be as approved; provision and maintenance of approved landscaping, approved car parking layout to be provided and thereafter maintained, submission of a maintenance manual for the approved sustainable drainage scheme, the approved Travel Plan to be implemented in accordance with approved implementation programme, a contamination closure report, details of external lighting, each dwelling to be provided with an electric charging point, emergency access to be provided, strategy for foul water drainage and provision of potable water, storage of waste and refuse. These conditions will continue to apply and do not need to be repeated. In relation to ecological enhancements and cycle parking, conditions are required in relation to the timing of their provision.

(97) KCC Archaeology note that there would be a need for Palaeolithic archaeological recording in the event of development works greater than 1.80m below present ground levels at RS2. The applicant has confirmed that this would be the case for the proposal soakaways. As such, I have suggested an informative to remind the applicant of this requirement under condition 71 of outline permission 20/00746/VCON.

FINANCIAL BENEFITS

(97) Under section 75ZA of the Town and Country Planning Act officer reports to the Development Control Board are required to include a list of 'financial benefits' which are likely to be obtained by the authority as a result of the development. A 'financial benefit' must be recorded regardless of whether it is material to the Council's decision. Government advice is that the decision maker should consider whether it is a material consideration in the consideration of a planning application.

(98) In this particular case the following are the 'financial benefits' which I am aware of:

(99) Community Infrastructure Levy: CIL is charged on the net increase in floorspace of the proposed development and in this case a chargeable area of 13,400.6 square metres total including affordable results in an approximate CIL liability of £197,760.00, which subject to indexation will be paid on implementation. If relief for the proposed affordable housing is applied for and granted, the approximate CIL liability would be reduced to £143,700.00. As Members are aware the CIL money achieved from developments goes into a pot and must be used to fund infrastructure to support development in the area, this includes new schools and strategic junction improvements where the money will be paid to the authorities responsible for providing these services. In addition 25 % of the CIL payment will be passed to Stone Parish Council in accordance with CIL Regulations. I consider that this is a material consideration with regard to this proposal, as if the development were to commence, CIL monies received will assist in the delivery of infrastructure projects that supports local development.

(100) New Homes Bonus: is a grant paid by central government to local councils to reflect and incentivise housing growth in their areas. It is based on the amount of extra Council Tax revenue raised for new homes. Allocations are set by Government each year and so the amount of New Homes Bonus is not fixed for this proposal. I consider this is not a material consideration with regard to the determination of the planning application.

HUMAN RIGHTS IMPLICATIONS

(101) In determining the application, the Council, as local planning authority, is required to have regard to the provisions of the Human Rights Act 1998. Section 6 of the 1998 Act, prohibits local planning authorities from acting in a way, which is incompatible with the European Convention on Human Rights. The Convention rights (both qualified) likely to be engaged are:

- Article 8: Respect for private and family life, home and correspondence;
- Protocol 1, Article 1: Right to peaceful enjoyment of property.

(102) In practice, the Board in determining a planning application, will, having regard to the interests of the community/wider-public interest and those of the applicant, undertake a balancing exercise to ensure a fair outcome.

(103) The Board is required to satisfy itself that any potential adverse amenity impacts are acceptable and that any potential interference with the Convention rights are legitimate and justified. Both public and private interests are to be taken into account in the exercise by the Board of its powers and duties. Any interference with a Convention right must be necessary and proportionate. This means that the Board must therefore, carefully consider the balance to be struck between individual rights and the wider public interest.

(104) The application has the legitimate aim of a change of use of the site for independent storage use .The main body of the report identifies the extent to which there is interference with the Convention rights and whether the interference is proportionate.

(105) This report outlines the consultation that has been undertaken on the planning application and the opportunities for third parties to make representations to the Board.

(106) In summary, Article 8 and Protocol 1, Article 1, are not considered to be unlawfully interfered with by the application.

PUBLIC SECTOR EQUALITY DUTY

(107) Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

(108) In relation to the Town and Country Planning (Environmental Impact Assessment Regulations) 2017), the proposal is Schedule 2 development. A screening opinion has been adopted which concludes that the proposal is not 'EIA development'.

CONCLUSIONS AND REASONS FOR RECOMMENDATION

(109) The proposed housing development would deliver a high quality scheme of an appropriate scale and design for its surroundings and the provision of a high proportion of 2, 3 and 4-bed houses in this location is particularly welcomed. The affordable housing content meets with the requirements of the outline planning permission. The submission is considered to enhance the ecological value of the site. Overall, I consider the content of the submission to be acceptable. KCC SUDS require further technical information before they are happy to see the reserved matters submission approved although the SUDS strategy is considered to be acceptable in principle. As this matter appears to be close to resolution, Members are requested to grant delegated approval subject to this being resolved as well as delegation to approve the diversion of PROW DR9. Delegation is also sought to secure tree protection details for RS2.

RECOMMENDATION: RECOMMENDATION:

Approve Reserved Matters for the reasons set out above and subject to:

i. Delegated authority for resolution of matters relating to SUDS in consultation with KCC;
ii. Delegated authority to approve the Public Path Diversion Order 2023 for PROW DR9 (Part);
iii. Delegated authority to secure tree protection measures for residential site 2; and
iv. The conditions set out below.

(NB Time limit covered by Outline planning permission)

Conditions:

1. The development shall be carried out in accordance with the following plans and documents: 082101-B2-P1 Apartment Block 2 Ground Floor Plan;
082101-B2-P2 Apartment Block 2 First Floor Plan; 082101-B2-P3 Apartment Block 2 Second Floor Plan; 082101-BLE-E1-B Bletchley Elevations; 082101-BLE-P1 Bletchley Floor Plans; 082101-CHA-E1-B Charleston Elevations; 082101-CHA-P1-B Charleston Floor Plans; 082101-CS01 Cycle Store 01,
082101-DAN-01-E_Presentation Planning Layout; 082101-DAN-02-F Supporting Planning Layout; 082101-DAN-03-E Storey Heights Layout; 082101-DAN-04-E Tenure Layout; 082101-DAN-05-E Unit Size Layout; 082101-DAN-06-C Location Plan; 082101-DAN-07-E Materials Layout; 082101-DAN-08-E Electric Vehicle Charging Plan; 082101-DAN-09-E Boundary

Treatment Plan; 082101-DAN-10-E Parking Plan; 082101-DAN-11-E Hard Landscaping Treatment Plan; 082101-DAN-12-E Parking Surveillance Plan; 082101-DAN-AAP01 Apartment Amenities Plans Block 1; 082101-DAN-AAP02 Apartment Amenities Plans Block 2; 082101-DAN-PER01-B Perspective View 01; 082101-DAN-PER02-B Perspective View 02; 082101-DAN-SS01-D Streetscene 01; 082101-DAN-SS02-B Streetscene 02; 082101-DAN-SS03-B Streetscene 03; 082101-DAN-SS04-A Streetscene 04; 082101-DAN-SS05-A Streetscene 05; 082101-DAN-SS06-A Streetscene 06; 082101-DAN-SS07-C Streetscene 07; 082101-FRO-E1-C Frogmore Elevations; 082101-FRO-E3-B Frogmore Elevations; 082101-FRO-P1-C Frogmore Floor Plans; 082101-FRO-P3-B Frogmore Floor Plans; 082101-GOS-E1-B Gosford Elevations; 082101-GOS-P1-B Gosford Floor Plans; 082101-HER-E1-B Hertford Elevations; 082101-HER-P1-B Hertford Floor Plans; 082101-PAH-E1-B_Parham-Elevations; 082101-PAH-E3-A Parham Elevations; 082101-PAH-P1-B Parham Floor Plans; 082101-TAU-E1-B Taunton Elevations; 082101-TAU-E3-A Taunton Elevations; 082101-TAU-E6-A Taunton Elevations; 082101-TAU-P2-A Taunton Floor Plans; 082101-TAU-P3-A Taunton Floor Plans; 082101-VYN-E1-B_Vyne-Elevations; 082101-VYN-P1-B Vyne Floor Plans; 082101-WAR-E1 Warwick Elevations; 082101-WAR-P1 Warwick Plans; 082101-WOB-E2-B Woburn Elevations; 082101-WOB-E3 Woburn Elevations; 082101-WOB-P1-B Woburn Floor Plans; 082101-WOB-P2 Woburn Floor Plans; 082101-DH-CPS (Crime prevention statement); 1700712-RPAC-0001 (Noise assessment); 1700739-LT-TM-0001.0 Technical Memo (Noise assessment technical memorandum);

CR/23/138861/MM Stage 1 Safety Audit Rev A Mar 2023 (Stage 1 road safety audit); Design + Access Statement Cotton Lane, Dartford portal version part 1 of 5; Design + Access Statement Cotton Lane, Dartford portal version part 2 of 5; Design + Access Statement Cotton Lane, Dartford portal version part 3 of 5; Design + Access Statement Cotton Lane, Dartford portal version part 4 of 5; Design + Access Statement Cotton Lane, Dartford portal version part 5 of 5; Drainage Summary Document inc. Calcs and Testing Site 1; Drainage Summary Document inc. Calcs and Testing Site 2; J21170_P2_Arb_TCP (Tree Constraints Plan); J21170_P2_Arb_TSS (Tree Survey Schedule);

LN54 - Rev B External Materials Specification Document; Outdoor Lighting Report; Planning Statement; Travel Plan Residential Site 1; Travel Plan Residential Site 2; 3009-APA-P1-00-PP-L-2001 P04 (Site 1 planting proposals sheet 1); 3009-APA-P1-00-PP-L-2002 P05 (Site 1 planting proposals sheet 2);

3009-APA-P1-00-PP-L-2003 P04 (Site 1 planting proposals sheet 3); 3009-APA-P1-00-PP-L-2004 P05 (Site 1 planting proposals sheet 4); 3009-APA-P2-00-PP-L-2005 P06 (Site 2 planting proposals sheet 1);3009-APA-P2-00-PP-L-2006 P06 (Site 2 planting proposals sheet 2); 3009-APA-P2-00-DT-L-3004 P01 (Typical section through retaining wall along London Road details); 3009-APA-ZZ-00-LA-L-0002 P04 (Site 1 graphic masterplan); 3009-APA-ZZ-00-LA-L-0003 P06 (Site 2 graphic masterplan); 3009-APA-ZZ-00-MP-L-4300 P02 (Landscape Management Plan); 3009-APA-ZZ-XX-DT-L-3001 P01 (Typical tree pit in soft landscape details); 3009-APA-ZZ-XX-DT-L-3002 P01 (Typical planting and soil profile details); 3009-APA-ZZ-XX-DT-L-3003 P01 (Typical street scene details); 13866-CRH-ZZ-XX-DR-C-5050_P8 Site 1 (Sheet 1) (Site 1 drainage layout sheet 1); 13866-CRH-ZZ-XX-DR-C-5051_P8 Site 1 (Sheet 2) (Site 1 drainage layout sheet 2); 13866-CRH-ZZ-XX-DR-C-5052_P8 Site 1 (Sheet 3) (Site 1 drainage layout sheet 3); 13866-CRH-ZZ-XX-DR-C-5053_P8 Site 1 (Sheet 4) (Site 1 drainage layout sheet 4); 13866-CRH-ZZ-XX-DR-C-5054_P8 Site 2 (Sheet 1) (Site 2 drainage layout sheet 1); 13866-CRH-ZZ-XX-DR-C-5055_P8 Site 2 (Sheet 2) (Site 2 drainage layout sheet 2);

13866-CRH-ZZ-XX-DR-C-5070_P1 Site 1 Catchment Plan (Sheet 1); 13866-CRH-ZZ-XX-DR-C-5071_P1 Site 1 Catchment Plan (Sheet 2); 13866-CRH-ZZ-XX-DR-C-5072_P1 Site 1 Catchment Plan (Sheet 3); 13866-CRH-ZZ-XX-DR-C-5073_P1 Site 1 Catchment Plan (Sheet 4); 13866-CRH-ZZ-XX-DR-C-5074_P1 Site 2 Catchment Plan (Sheet 1);13866-CRH-ZZ-XX-DR-C-5075_P1 Site 2 Catchment Plan (Sheet 2); 13866-CRH-ZZ-XX-DR-C-5300_P1 (Standard drainage notes); 13866-CRH-ZZ-XX-DR-C-5400_P9 (Site 1 levels layout sheet 1); 13866-CRH-ZZ-XX-DR-C-5401_P9 (Site 1 levels layout sheet 2); 13866-CRH-ZZ-XX-DR-C-5402_P9 (Site 1 levels layout sheet 3); 13866-CRH-ZZ-XX-DR-C-5403_P9 (Site 1 levels layout sheet 4); 13866-CRH-ZZ-XX-DR-C-5404_P9 (Site 2 levels layout sheet 1); 13866-CRH-ZZ-XX-DR-C-5405_P9 (Site 2 levels layout sheet 2); 13866-CRH-ZZ-XX-DR-C-5406_P4 (Road long sections sheet 1); 13866-CRH-ZZ-XX-DR-C-5407_P4 (Road long sections sheet 2); 13866-CRH-ZZ-XX-DR-C-5408_P2 (Road long sections sheet 3); 13866-CRH-ZZ-XX-DR-C-5410_P1 (Road sections Site 2); 13866-CRH-ZZ-XX-DR-C-5415_P5 (Site 1 kerbs and surfaces sheet 1); 13866-CRH-ZZ-XX-DR-C-5416_P5 (Site 1 kerbs and surfaces sheet 2); 13866-CRH-ZZ-

XX-DR-C-5417_P5 (Site 1 kerbs and surfaces sheet 3); 13866-CRH-ZZ-XX-DR-C-5418_P5 (Site 1 kerbs and surfaces sheet 4); 13866-CRH-ZZ-XX-DR-C-5419_P5 (Site 2 kerbs and surfaces sheet 1); 13866-CRH-ZZ-XX-DR-C-5420_P5 (Site 2 kerbs and surfaces sheet 2); 13866-CRH-ZZ-XX-DR-C-5450_P1 Highway Adoption Extents; 13866-CRH-ZZ-XX-DR-C-6175_P8 (Site 1 swept path analysis and visibility splays); 13866-CRH-ZZ-XX-DR-C-6176_P9 (Site 2 swept path analysis and visibility splays); 13866-CRH-ZZ-XX-RP-C-0001-P3_FRA (Flood risk assessment); 13866-CRH-ZZ-XX-SK-C-0050 - Highways design Site 1; 13866-CRH-ZZ-XX-SK-C-0051 - Highways design Site 2; 13866-CRH-ZZ-XX-SK-C-0060 - Road alignment Site 1 - Road 4 and 5; 13866-CRH-ZZ-XX-SK-C-0061 - Road alignment Site 1 - Road 6 and 7; 13866-CRH-ZZ-XX-SK-C-0062 - Road alignment Site 2 - Road 1 and 2; 13866-CRH-ZZ-XX-SK-C-0063 - Road alignment Layout; 082101-B1-E1-B Apartment_Block 1 Elevations; 082101-B1-P1 Apartment Block 1-Ground Floor Plan; 082101-B1-P2 Apartment Block 1-First Floor Plan; 082101-B1-P3_Apartment_Block 1-Second Floor Plan; 082101-B2-E1-B Apartment Block 2 Elevations; 13866-CRH-ZZ-XX-SKC-5410-P1

1. For the avoidance of doubt and to ensure a satisfactory form of development.

Before Development Commences

2. Prior to commencement of Residential Site 1, full details of noise mitigation measures in relation to specific plot numbers shall be submitted to and approved by the local planning authority. The mitigation measures shall be implemented prior to first occupation and shall thereafter be maintained.

2. In accordance with Policy DP5 of the adopted Local Plan and to ensure suitable noise mitigation for future residents

3. Prior to commencement of Residential Site 2, full details of noise mitigation measures in relation to specific plot numbers shall be submitted to and approved by the local planning authority. The mitigation measures shall be implemented prior to first occupation and shall thereafter be maintained.

3. In accordance with Policy DP5 of the adopted Local Plan and to ensure suitable noise mitigation for future residents.

4. Prior to commencement of Residential Site 1, details of measures to prevent cars parking on the grass verge adjacent to the perimeter road shall be submitted to and approved by the local planning authority and shall be implemented prior to occupation of Residential Site 1. Such measures may include (but not limited to) hedge planting and/or wooden bollards.

4. In the interests of visual amenity and to prevent damage to the approved wildflower meadow planting in accordance with Policy DP25 of the Dartford Local Plan.

5. Prior to commencement of Residential Site 2, details of measures to prevent cars parking on the grass verge adjacent to the perimeter road shall be submitted to and approved by the local planning authority and shall be implemented prior to occupation of Residential Site 1. Such measures may include (but not limited to) hedge planting and/or wooden bollards.

5. In the interests of visual amenity and to prevent damage to the approved wildflower meadow planting in accordance with Policy DP25 of the Dartford Local Plan.

6. Prior to commencement of Residential Site 1, details of tactile paving and dropped kerbs at pedestrian crossing points shall be submitted and approved by the local planning authority and shall be implemented prior to occupation of Residential Site 1 and shall thereafter be maintained.

6. In the interests of highway safety.

7. Prior to commencement of Residential Site 2, details of tactile paving and dropped kerbs at pedestrian crossing points shall be submitted and approved by the local planning authority and

shall be implemented prior to occupation of Residential Site 1 and shall thereafter be maintained.

7. In the interests of highway safety.

Prior to Occupation

8. Prior to first occupation of the plots to which they relate, the approved bat, bird, bee boxes and hedgehog highways shall be installed and thereafter maintained.

8. In the interests of safeguarding and enhancing ecology and biodiversity in accordance with Policy DP25 of the Dartford Local Plan.

9. Prior to occupation of Residential Site 1, the visibility splays shown on the submitted plan 13866-CRH-ZZ-XX-DR-C-6175_P8 (Site 1 swept path analysis and visibility splays) shall be provided and thereafter maintained with no obstructions over 0.6m above carriageway level.

9. In the interests of highway safety and to accord with Policy DP 4 of the Dartford Local Plan.

10. Prior to occupation of Residential Site 2, the visibility splays shown on the submitted plan 13866-CRH-ZZ-XX-DR-C-6176_P9 (Site 2 swept path analysis and visibility splays) shall be provided and thereafter maintained with no obstructions over 0.6m above carriageway level.

10. In the interests of highway safety and to accord with Policy DP 4 of the Dartford Local Plan.

11. Prior to occupation of Residential Site 1, the approved cycle parking facilities shown on the submitted plans shall be provided and shall thereafter be maintained.

11. To encourage sustainable means of transport and to accord with policies DP2 and DP4 of the Dartford Local Plan.

12. Prior to occupation of Residential Site 2, the approved cycle parking facilities shown on the submitted plans shall be provided and shall thereafter be maintained.

12. To encourage sustainable means of transport and to accord with policies DP2 and DP4 of the Dartford Local Plan.

13. Prior to occupation of Residential Site 1, details of a proposed fire gate/lockable bollard to prevent use of the emergency access by vehicles other than emergency vehicles shall be submitted to and approved by the local planning authority and thereafter maintained.

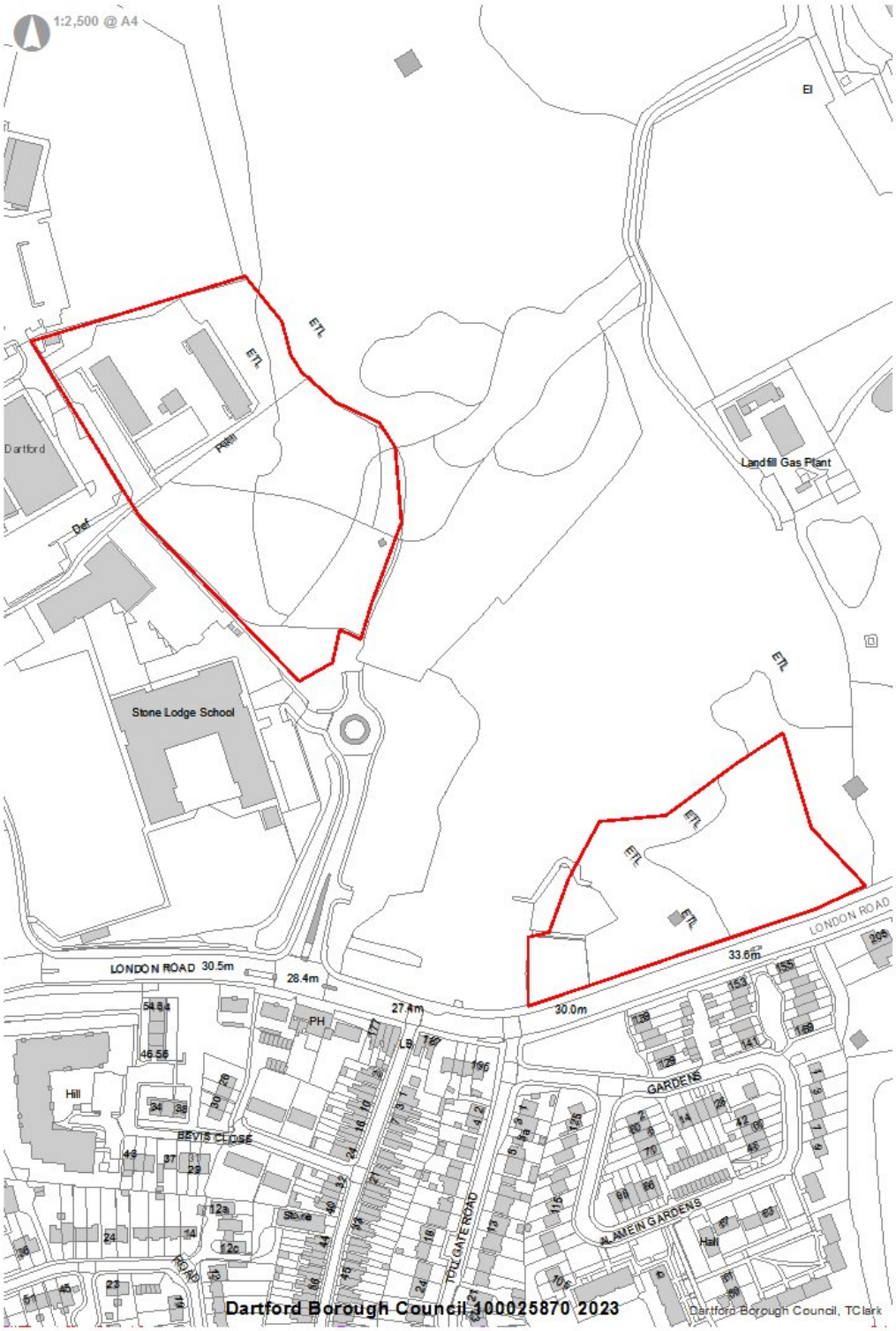
13. In the interests of highway safety.

INFORMATIVE

1. The applicant is reminded that the conditions relating to residential Site 1 and Residential Site 2 attached to the outline planning permission to which these reserved matters relate continue to apply.

2. Planning consent does not confer consent to close or divert and PROW's. Works affecting the PROW DR 9 footpath when development commences will need to be applied. Contact prow@kent.gov.uk 03000 41 71 71

3. The applicant is reminded of their requirements under condition 71 of outline permission 20/00746/VCON to secure Palaeolithic archaeological recording in the event of development works greater than 1.80m below present ground levels at Residential Site 2 referring to details agreed under 21/00539/CDNA.



Application No::	22/00553/REM
Address :	Stone Lodge Development Complex Cotton Lane Stone Kent DA2 6PD
Date: 30 March 2023	**Scale:** Not to Scale

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DARTFORD BOROUGH COUNCIL

DELEGATED LIST
OF APPLICATIONS DETERMINED UNDER DELEGATED POWERS
Excluding Ebbsfleet UDC Applications

Date Report Compiled: 29-Mar-2023
Period for Report: 02/02/2023 to 29/03/2023

Plan Ref	22/00844/EDCCON	**Date Issued**	03/02/2023
Location	Alkerden Market Centre Eastern Quarry Watling Street Swanscombe Kent		
Proposal	Consultation on reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to condition 2 and 25 of outline planning permission EDC/17/0048 for 83 dwellings, 3264sqm of non-residential commercial use and associated infrastructure including roads, underground car park and surface water attenuation, together with submission of details relating to a neighbourhood green open space (condition 31) and noise assessment (Condition 28) within Ebbsfleet development Corporation		
Ward	Ebbsfleet		
Decision	No Objection		
Officer	Steven Bell		

Plan Ref	22/00998/FUL	**Date Issued**	03/02/2023
Location	14 Wyvern Close Dartford Kent DA1 2NA		
Proposal	Erection of a part single storey side extension, part first floor rear extension and alterations to roof including raising of ridge , provision of dormer windows within the rear elevation, roof lights in front and side elevations in connection with providing additional rooms in the roof space.		
Ward	West Hill		
Decision	Application Withdrawn		
Officer	Samantha Mitchell		

Plan Ref	22/01289/EDCCON	**Date Issued**	03/02/2023
Location	Neighbourhood House Ackers Drive Ebbsfleet Kent DA10 0BE		
Proposal	Re-Consultation on reserved matters application (details relating to access, appearance, landscaping, layout and scale) pursuant to conditions 2 and 19 of outline planning permission EDC/16/0045 for the erection of a Neighbourhood House community building, together with details relating to piling and foundations (condition 20) and noise mitigation (condition 26) within Ebbsfleet Development Corporation		
Ward	Ebbsfleet		
Decision	No Objection		
Officer	Steven Bell		

Plan Ref	22/01333/CDNA	**Date Issued**	06/02/2023
Location	Former St Marys Church Hall Church Hill Stone Kent DA9 9YU		
Proposal	Submission of details relating to boundary enclosures (condition 13) and hard and soft landscaping (condition 17) of planning permission DA/21/01045/FUL for erection of a block of 8 No. 1 & 2 bed apartments. Provision of parking, storage and amenity spaces. Alterations including provision of retained wall		
Ward	Stone Castle		
Decision	Approval of Details for Conditions		
Officer	Mrs Emma Eisinger		

Plan Ref	22/01369/FUL	**Date Issued**	06/02/2023
Location	Rahan House 8 Birchwood Road Wilmington Kent DA2 7HE		
Proposal	Erection of front gate, wall and vehicle crossover onto C268		
Ward	Joydens Wood		
Decision	Application Permitted		
Officer	Mrs B Lidster		

Plan Ref	22/01457/FUL	**Date Issued**	06/02/2023
Location	2 The Coppice Bexley Kent DA5 2EA		
Proposal	Erection of a single storey side extension (part retrospective application)		
Ward	Joydens Wood		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00092/NONMAT	**Date Issued**	06/02/2023
Location	20 Sycamore Road Dartford Kent DA1 2QS		
Proposal	Non-material amendment following grant of outline planning permission DA/19/01725/OUT for provision of steps to front of property and reduction to parking space depths		
Ward	Princes		
Decision	Approval of non-material amendments		
Officer	Abigail Lavery		

Plan Ref	22/01458/FUL	**Date Issued**	06/02/2023
Location	151 Main Road Longfield Kent DA3 7PJ		
Proposal	Erection of a single storey rear extension and alterations to roof from hip end to gable end for provision of dormer window with Juliette balconies in rear elevation and dormer window and roof light in front elevation in connection with providing additional rooms in the roof space		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	22/01470/FUL	**Date Issued**	07/02/2023
Location	Footpath Adjacent To Methodist Church & 43 Spital Street		
Proposal	Installation of a proposed BT Street Hub Unit and associated display of advertisements to both sides of the unit		
Ward	Town		
Decision	Application refused, Unacceptable impact to designated heritage settings and the town centre revitalisation aims		
Officer	Jas Bansil		

Plan Ref	22/01471/FUL	**Date Issued**	07/02/2023
Location	Footpath Outside Halifax Bank 8-10 High Street Dartford		
Proposal	Installation of a proposed BT Street Hub Unit and associated display of advertisements to both sides of the unit		
Ward	Town		
Decision	Application refused, Unacceptable impact to designated heritage settings and the town centre revitalisation aims		
Officer	Jas Bansil		

Plan Ref	22/01472/FUL	**Date Issued**	07/02/2023
Location	Footpath Market Place/Market Street Dartford DA1 1DT		
Proposal	Installation of a proposed BT Street Hub Unit and associated display of advertisements to both sides of the unit		
Ward	Town		
Decision	Application refused, Unacceptable impact to designated heritage settings and the town centre revitalisation aims		
Officer	Jas Bansil		

Plan Ref	19/00431/CDNA	**Date Issued**	08/02/2023
Location	Nurstead Stables Nurstead Avenue Longfield Kent		
Proposal	Submission of details relating to foul and surface water drainage, parking and amenity areas, refuse and waste and external lighting pursuant to condition 5 of planning permission DA/17/01836/COU (granted on appeal) for the use of land as a gypsy and traveller caravan site consisting of 1 twin unit mobile home, 2 single unit mobile home, one touring caravan and associated development; Retention of stable buildings		
Ward	Longfield, New Barn & Southfleet OLD		
Decision	Approval of Details for Conditions		
Officer	Rebecca Jarman		

Plan Ref	22/00766/LDC	**Date Issued**	08/02/2023
Location	Chalkcroft Transport Yard Green Street Green Road Dartford Kent DA2 8DX		
Proposal	Application for a Lawful Development Certificate for existing use of Chalkcroft yard and associated vehicle workshop as a transport yard and for transport services (sui-generis' use).		
Ward	Longfield, New Barn & Southfleet		
Decision	LDC Refusal, Continuous sui-generis use for more than 10 years not demostrated		
Officer	Rebecca Jarman		

Plan Ref	22/00785/FUL	**Date Issued**	08/02/2023
Location	The Fulwich Hotel 150 St Vincents Road Dartford Kent DA1 1XE		
Proposal	Erection of a three storey rear extension for 6 additional hotel rooms (net)		
Ward	Newtown		
Decision	Application Withdrawn		
Officer	Rebecca Jarman		

Plan Ref	22/01489/FUL	**Date Issued**	08/02/2023
Location	26 Gainsborough Avenue Dartford Kent DA1 3AS		
Proposal	Erection of a part single/part two storey rear extension		
Ward	West Hill		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00073/EDCCON	**Date Issued**	08/02/2023
Location	Former Croxton And Garry Site Tiltman Avenue Greenhithe Kent		
Proposal	Consultation on non-material amendment to Reserved Matters approval reference EDC/21/0064 (as amended by EDC/22/0019 and EDC/22/0121) to allow changes to the approved housing tenure strategy plan to facilitate delivery of a revised affordable housing scheme within Ebbsfleet Development Corporation		
Ward	Greenhithe & Knockhall		
Decision	No Objection		
Officer	Mrs Emma Eisinger		

Plan Ref	22/01355/CDNA	**Date Issued**	08/02/2023
Location	Lidl Instone Road Dartford Kent DA1 2AG		
Proposal	Submission of details relating to odour and noise control for bakery extraction pursuant to condition 24 of planning permission DA/16/00024/VCON (which granted approval for erection of a mixed use development comprising of a 1,587m2 (gross internal area) retail store (Class A1) at the ground floor with 81 car parking spaces and vehicular access from Instone Road, plus 6 residential units above (4 No. 2 bed and 2 No. 3 bed flats) with 9 car parking spaces and vehicular access from Spring Vale (South) together with ancillary amenity space and landscaping)		
Ward	Town		
Decision	Approval of Details for Conditions		
Officer	Jas Bansil		

Plan Ref	22/01295/FUL	**Date Issued**	08/02/2023
Location	111 Ladywood Road Darenth Kent DA2 7LP		
Proposal	Erection of a first floor side extension and loft conversion with rear dormer and three rooflights to front roofslope in connection with providing additional rooms in the roof space		
Ward	Darenth		
Decision	Application Refused - Harm to visual amenity and detracts from the character of the host dwelling and the area.		
Officer	Samantha Mitchell		

Plan Ref	22/01123/FUL	**Date Issued**	08/02/2023
Location	59 Laburnum Avenue Dartford Kent DA1 2QN		
Proposal	Demolition of existing side conservatory and erection of a two storey side extension, single storey rear extension and provision of a rear dormer window with Juliette balcony and three rooflights to front roofslope in connection with providing additional rooms in the roof space		
Ward	Princes		
Decision	Application Refused - Impact on street scene		
Officer	Samantha Mitchell		

Plan Ref	22/01422/FUL	**Date Issued**	10/02/2023
Location	117 Shepherds Lane Dartford Kent DA1 2PA		
Proposal	Erection of a two storey side and rear extension & single storey rear extension & alterations to attached garage and erection of a detached granny annex in rear garden		
Ward	West Hill		
Decision	Application Permitted		
Officer	Mrs B Lidster		

Plan Ref	22/01237/FUL	**Date Issued**	10/02/2023
Location	23 Cedar Road Dartford Kent DA1 2SF		
Proposal	Erection of a single storey rear extension and lean-to canopy.		
Ward	Princes		
Decision	Application Refused - Loss of residential amenity, overbearing impacts		
Officer	Samantha Mitchell		

Plan Ref	22/01505/TDA	**Date Issued**	10/02/2023
Location	Land Corner Of Farnol Road And Henderson Drive Dartford Kent		
Proposal	Application for determination pursuant to Schedule 2 Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets.		
Ward	Temple Hill		
Decision	Prior Approval required and Granted		
Officer	Steven Bell		

Plan Ref	22/01498/FUL	**Date Issued**	10/02/2023
Location	9 Lockwood Place Dartford Kent DA1 5TD		
Proposal	Provision of rear and front dormer windows in connection with providing additional rooms in the roof space		
Ward	Bridge		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	22/01139/FUL	**Date Issued**	10/02/2023
Location	The Leigh Utc Brunel Way Dartford Kent DA1 5TF		
Proposal	Siting of a shipping container to provide temporary sports equipment store for 5 years.		
Ward	Bridge		
Decision	Application Permitted		
Officer	Rebecca Jarman		

Plan Ref	22/01508/FUL	**Date Issued**	10/02/2023
Location	55 Miskin Road Dartford Kent DA1 2LX		
Proposal	Erection of a single storey rear extension		
Ward	West Hill		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	22/01274/FUL	**Date Issued**	10/02/2023
Location	Darenth Grange Darenth Hill Darenth Dartford Kent DA2 7QR		
Proposal	Change of use of the former care home (Use Class C2) to a mixed use comprising residential accommodation for employees of Vineyard Farms Ltd as well as for a residential training centre for the same persons. Erection of a new screening wall to the front of the property, new fence and gate to the rear, formalised parking areas and pedestrian routes.		
Ward	Darenth		
Decision	Application Permitted		
Officer	Rebecca Jarman		

Plan Ref	22/01028/FUL	**Date Issued**	10/02/2023
Location	56 Birchwood Road Wilmington Kent DA2 7HE		
Proposal	Demolition of existing dwelling, detached garage and shed outbuilding. Erection of a dwelling with basement and linked garage. Associated hard and soft landscaping works.		
Ward	Joydens Wood		
Decision	Application Withdrawn		
Officer	Corinna Griffiths		

Plan Ref	22/01193/FUL	**Date Issued**	10/02/2023
Location	Caprice Red Street Southfleet Gravesend Kent DA13 9QH		
Proposal	Raising height of roof to create first floor accommodation incorporating erection of an infill ground storey front extension and single storey rear extension.		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Permitted		
Officer	Mrs B Lidster		

Plan Ref	19/01717/VCON	**Date Issued**	13/02/2023
Location	Nurstead Stables Nurstead Avenue Longfield Kent		
Proposal	The use of land as a gypsy and traveller caravan site consisting of 1 twin unit mobile home, 2 single unit mobile home, one touring caravan and associated development; (variation of conditions 1 and 4 of planning permission DA/17/01836/COU (granted on appeal) so that the site is enlarged, two of the static caravans can be twin-units and that the final sentence of condition 4 to read 'one of those static caravans shall be single unit caravan')		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Withdrawn		
Officer	Rebecca Jarman		

Plan Ref	22/01495/FUL	**Date Issued**	13/02/2023
Location	63 Burnham Road Dartford Kent DA1 5AY		
Proposal	Demolition of the existing conservatory and rear bay window and erection of a single storey rear extension		
Ward	Burnham		
Decision	Application Permitted		
Officer	Mrs B Lidster		

Plan Ref	23/00036/PDE	**Date Issued**	13/02/2023
Location	36 East Hill Dartford Kent DA1 1RZ		
Proposal	Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension		
Ward	Newtown		
Decision	Prior Approval Not Required		
Officer	Mrs B Lidster		

Plan Ref	22/01503/FUL	**Date Issued**	13/02/2023
Location	15 Fulwich Road Dartford Kent DA1 1UN		
Proposal	Erection of a part single storey & part 2 storey rear/side extension		
Ward	Newtown		
Decision	Application Permitted		
Officer	Mrs B Lidster		

Plan Ref	22/01510/FUL	**Date Issued**	13/02/2023
Location	4 Roseberry Gardens Dartford Kent DA1 2NX		
Proposal	Erection of a two storey side extension & first floor rear/side extension		
Ward	West Hill		
Decision	Application Permitted		
Officer	Mrs B Lidster		

Plan Ref	22/01385/P20A	**Date Issued**	13/02/2023
Location	Kingsdale Court Milton Road Swanscombe Kent		
Proposal	Application under Schedule 2, Part 20, Class A of the Town and Country Planning (General Permitted Development) Order 2015 as to whether prior approval is required for the construction of a single storey upwards extension to the roof to provide 3 dwellings on detached block of flats		
Ward	Swanscombe		
Decision	AE20A - Prior Approval Approved		
Officer	Abigail Lavery		

Plan Ref	21/00284/FUL	**Date Issued**	15/02/2023
Location	Iceland 47 - 49 High Street Dartford Kent DA1 1DJ		
Proposal	Conversion of upper floors to create 14 residential apartments with amenity spaces. Internal and external alterations including cladding, new windows, enlarged courtyard and roof gardens. (Iceland store to remain unaltered)		
Ward	Town		
Decision	Application Permitted		
Officer	Jas Bansil		

Plan Ref	22/00324/REM	**Date Issued**	15/02/2023
Location	20 Sycamore Road Dartford Kent DA1 2QS		
Proposal	Submission of reserved matters relating to landscaping (condition 1), and submission of details relating to existing and proposed levels (condition 4), hard and soft landscaping (condition 5) and external materials (condition 6) pursuant to outline planning permission DA/19/01725/OUT for demolition of existing side extension and erection of a 3 bed attached house		
Ward	Princes		
Decision	Approval of details (or revised details)		
Officer	Abigail Lavery		

Plan Ref	22/01319/FUL	**Date Issued**	15/02/2023
Location	13 Henderson Drive Dartford Kent DA1 5LE		
Proposal	Erection of a single storey side/rear extension		
Ward	Temple Hill		
Decision	Application Permitted		
Officer	Mrs B Lidster		

Plan Ref	22/01367/FUL	**Date Issued**	15/02/2023
Location	Greenacres Bow Arrow Lane Stone Kent DA2 6PB		
Proposal	Erection of a single storey extension and air conditioning unit		
Ward	Stone House		
Decision	Application Permitted		
Officer	Abigail Lavery		

Plan Ref	22/01520/FUL	**Date Issued**	15/02/2023
Location	1 Alfred Road Hawley Kent DA2 7SQ		
Proposal	Demolition of existing outbuilding and erection of new outbuilding (retrospective application)		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00001/TPO	**Date Issued**	15/02/2023
Location	66 Birchwood Road Wilmington Kent DA2 7HG		
Proposal	Application for Tree 1 - Yew tree, Tree 2 - Chestnut tree and Tree 3 - Ash tree to be reduced as per annotated photos subject to Tree Preservation Order No.14 1981		
Ward	Joydens Wood		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	22/01509/FUL	**Date Issued**	15/02/2023
Location	95 Mill Road Hawley Kent DA2 7RT		
Proposal	Conversion of garage to habitable room with associated alterations to front elevation together with erection of a single storey side extension		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	22/01507/LDC	**Date Issued**	16/02/2023
Location	11 Chalet Close Bexley Kent DA5 2EZ		
Proposal	Application for a Lawful Development Certificate for proposed use of a (C3a) dwelling for a children's home for a maximum of three children, with three carers, of whom two sleep overnight, working on a rota basis (C2)		
Ward	Joydens Wood		
Decision	Planning Permission not Required		
Officer	Abigail Lavery		

Plan Ref	22/00994/FUL	**Date Issued**	17/02/2023
Location	133 Main Road Sutton At Hone Kent DA4 9HQ		
Proposal	Demolition of the existing residential dwelling and the erection of a pair of 3 bedroom semi-detached dwellings with rooms in the roof space and one 3 bedroom detached dwelling together with associated car parking and bin storage.		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Application Permitted		
Officer	Abigail Lavery		

Plan Ref	22/01017/CDNA	**Date Issued**	20/02/2023
Location	Greendore 12 Main Road Longfield Kent DA3 7QZ		
Proposal	Submission of details relating to landscaping scheme pursuant to condition 8 of planning permission DA/21/00664/VCON for erection of a single 3-bed dwelling with associated works including access, parking and landscaping in side garden of No.12. Alterations to parking and vehicular access for No.12		
Ward	Longfield, New Barn & Southfleet		
Decision	Approval of Details for Conditions		
Officer	Jas Bansil		

Plan Ref	22/01033/CDNA	**Date Issued**	20/02/2023
Location	20 Lowfield Street Dartford Kent DA1 1HD		
Proposal	Submission of details relating to internal noise levels pursuant to condition 4 of planning permission DA/20/00952/FUL for raising height of roof for erection of a second floor extension to provide a 1-bed apartment		
Ward	Town		
Decision	Approval of Details for Conditions		
Officer	Jas Bansil		

Plan Ref	22/01511/LDC	**Date Issued**	21/02/2023
Location	67 Chastilian Road Dartford Kent DA1 3JY		
Proposal	Application for a Lawful Development Certificate for proposed alterations to roof from hip to gable for dormer to rear, window in gable and rooflights to front in connection with providing additional rooms in the roof space		
Ward	Heath		
Decision	Planning Permission not Required		
Officer	Mrs B Lidster		

Plan Ref	22/01453/ADV	**Date Issued**	21/02/2023
Location	Wilmington Grammar School For Boys Common Lane Wilmington Kent DA2 7DA		
Proposal	Display of non-illuminated school signage on two panels mounted on vertical posts (retrospective application)		
Ward	Maypole & Leyton Cross		
Decision	Consent for Advert.		
Officer	Mrs B Lidster		

Plan Ref	22/00925/P20AA	**Date Issued**	22/02/2023
Location	19-21 Hythe Street Dartford Kent DA1 1AB		
Proposal	Application under Schedule 2, Part 20, Class AA of the Town and Country Planning (General Permitted Development) Order 2015 as to whether prior approval is required for construction of two additional storeys to provide 14 dwellings on detached building in commercial or mixed use		
Ward	Town		
Decision	RE20ZA- Prior Approval Refuse, Detrimental impact from the appearance and insufficient and inadequate information		
Officer	Jas Bansil		

Plan Ref	22/01476/P3Q	**Date Issued**	22/02/2023
Location	Beacon Hill Rowhill Road Wilmington Kent DA2 7QG		
Proposal	Application under Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 as to whether prior approval is required for change of use and conversion of existing agricultural building to provide a single residential dwelling with associated building operations		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Application Withdrawn		
Officer	Abigail Lavery		

Plan Ref	23/00074/PDE	**Date Issued**	22/02/2023
Location	8 Alfan Lane Wilmington Kent DA2 7HB		
Proposal	Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension		
Ward	Joydens Wood		
Decision	Prior Approval Required and Refused, proposed rear extension would also be a side extension and it exceeds 50% of the width of the property. Additionally the proposed extension would be attached to a first floor extension		
Officer	Mrs B Lidster		

Plan Ref	22/01451/FUL	**Date Issued**	24/02/2023
Location	9 Portman Close Bexley Kent DA5 2AQ		
Proposal	Removal of existing shed and erection of a garden shed and gazebo.		
Ward	Maypole & Leyton Cross		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	22/01108/NONMAT	**Date Issued**	24/02/2023
Location	31 Coombfield Drive Darenth Kent DA2 7LE		
Proposal	Non-material amendment following grant of planning permission DA/21/00845/FUL for increase in depth of rear extension from 2.3 metres to 3 metres.		
Ward	Darenth		
Decision	Refusal of non-material amendments, The increase of 0.7m on the common boundaries requires a Full application. This is a material change		
Officer	Samantha Mitchell		

Plan Ref	22/01491/FUL	**Date Issued**	24/02/2023
Location	Car Park South Of Victoria Road Dartford Kent DA1 5AJ		
Proposal	Installation of Electric Vehicle charging points and associated works including equipment cabinets and new DNO (Distribution network operator) and Power Enclosures. Associated works to include removal and conversion of some parking bays, hard-standing, ground works to provide electricity connections		
Ward	Town		
Decision	Application Permitted		
Officer	Jas Bansil		

Plan Ref	23/00059/PDE	**Date Issued**	24/02/2023
Location	6 Hawley Vale Hawley Road Hawley Kent DA2 7RL		
Proposal	Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Prior Approval Not Required		
Officer	Mrs B Lidster		

Plan Ref	20/00423/FUL	**Date Issued**	27/02/2023
Location	Kent Cottage 4 Stock Lane Wilmington Kent		
Proposal	Demolition of existing dwelling and the erection of a pair of semi-detached dwellings including parking, access, amenity space and landscaping		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Application Refused - Inappropriate windfall development, harm to character of area, harm to residential amenity		
Officer	Sue Vaughan		

Plan Ref	22/01529/VCON	**Date Issued**	27/02/2023
Location	12 Birch Close Longfield Kent DA3 7LH		
Proposal	Alterations and extension to existing single storey side extensions including new roof light in eastern roof slope; Demolition of existing conservatory for single storey rear extension (variation of condition 2 (approved plans) of planning permission DA/20/00076/FUL incorporating alterations to windows including relocation of existing and implementation of new roof light, location of side window and implementation of windows to side and rear elevation with increase in width to front elevation (retrospective)		
Ward	Longfield, New Barn & Southfleet		
Decision	Application approved		
Officer	Samantha Mitchell		

Plan Ref	23/00051/CDNA	**Date Issued**	27/02/2023
Location	North End Farm Park Corner Road Southfleet Kent		
Proposal	Submission of details relating to Archaeological Evaluation Written Scheme of Investigation pursuant to condition 3 part 1 of planning permission DA/21/01812/VCON for demolition of 2 No. existing commercial buildings and erection of 6 No. residential dwellings with associated access, amenity space, landscaping, parking and infrastructure (variation of conditions 9 (visibility splays), 2 (approved drawings) and 16 (noise mitigation measures) of planning permission 20/00951/FUL to reflect changes to the vehicular access and parking.		
Ward	Longfield, New Barn & Southfleet		
Decision	Approval of Details for Conditions		
Officer	Mrs Emma Eisinger		

Plan Ref	22/01394/CDNA	**Date Issued**	27/02/2023
Location	Stonepit 2 St James Lane Horns Cross Greenhithe Kent		
Proposal	Submission of details relating to acoustic protection measures (part 1 of condition 14) for phases 0 (spine road), 1, 2 and 3 pursuant to planning permission DA/19/01280/VCON for redevelopment of site		
Ward	Stone Castle		
Decision	Approval of Details for Conditions		
Officer	Mrs Emma Eisinger		

Plan Ref	23/00014/LDC	**Date Issued**	27/02/2023
Location	47 Mill Road Hawley Kent DA2 7RY		
Proposal	Application for a Lawful Development Certificate for proposed dormer window with Juliette balcony in rear elevation and roof lights in front elevation in connection with providing additional rooms in the roof space and addition of rear bi-folding doors and installation of new front door		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Planning Permission not Required		
Officer	Mrs B Lidster		

Plan Ref	22/01372/FUL	**Date Issued**	27/02/2023
Location	118 Castleridge Drive Greenhithe Kent DA9 9WT		
Proposal	Provision of a dormer window in rear roof slope and roof lights in front roof slope, relocation of solar panels on front roof slope in connection with providing additional rooms in the roof space		
Ward	Stone Castle		
Decision	Application refused, Harm to visual amenity and detracts from the character of the host dwelling and the area		
Officer	Samantha Mitchell		

Plan Ref	22/01464/LDC	**Date Issued**	27/02/2023
Location	3 The Coppice Bexley Kent DA5 2EA		
Proposal	Application for a Lawful Development Certificate (existing) engineering works to level off garden		
Ward	Joydens Wood		
Decision	Certificate Granted		
Officer	Samantha Mitchell		

Plan Ref	20/00597/NSIP	**Date Issued**	01/03/2023
Location	Swanscombe Peninsular		
Proposal	London Resort		
Ward	Greenhithe & Knockhall		
Decision	Application Withdrawn		
Officer	Sonia Collins		

Plan Ref	22/01459/ADV	**Date Issued**	01/03/2023
Location	19 Quadrant Court Greenhithe Kent DA9 9AY		
Proposal	Display of replacement corporate signage and installation of new signage to front and side		
Ward	Stone Castle		
Decision	Consent for Advert.		
Officer	Samantha Mitchell		

Plan Ref	23/00070/TPO	**Date Issued**	01/03/2023
Location	Adjacent 5 Henslow Crescent Dartford Kent		
Proposal	Application for T1 -crown raise on the tree located to the side of number 5 Henslow Crescent by removing the 2 lower branches and reducing the remaining lower branches overhanging the garden by 1.5m to improve overall balance subject to Tree Preservation Order No.4 1996		
Ward	Bridge		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	23/00063/TRCON	**Date Issued**	01/03/2023
Location	Twistleton Court Priory Hill Dartford Kent DA1 2EN		
Proposal	Notification of T1 and T2 Ash - located on top of bank near listed building- Proposed work to remove and replant; T3 and T4 Maple - located near boundary of Nursery- Proposed works to carry out 25% crown reduction (to leave a finished height and spread of approx 7m and 5m respectfully) within Dartford Town Centre Conservation Area		
Ward	West Hill		
Decision	No Objection		
Officer	Mrs B Lidster		

Plan Ref	23/00107/CDNA	**Date Issued**	01/03/2023
Location	Land Adjcent 30 To 32 Joyce Green Lane Dartford Kent		
Proposal	Submission of details relating to archaeology pursuant to condition 3 of planning permission DA/22/00740/FUL for erection of a three bedroomed detached house with associated boundary walls, fencing and railings.		
Ward	Temple Hill		
Decision	Approval of Details for Conditions		
Officer	Abigail Lavery		

Plan Ref	23/00020/TPO	**Date Issued**	01/03/2023
Location	Cuckoos Nest 25 Abbey Drive Dartford Kent DA2 7WP		
Proposal	Application to crown lift to 6m above ground level of 2 trees in rear garden subject to Tree Preservation Order No.9 1995		
Ward	Maypole & Leyton Cross		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	23/00025/CDNA	**Date Issued**	01/03/2023
Location	Northview Nursery Clement Street Swanley Kent BR8 7PQ		
Proposal	Submission of details relating to archaeology pursuant to condition 3 of planning permission DA/21/01640/FUL for demolition of existing barns and other structures, removal of building materials and redevelopment of site to provide 1 No. residential dwelling with associated access, parking and amenity space		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Approval of Details for Conditions		
Officer	Abigail Lavery		

Plan Ref	23/00098/LDC	**Date Issued**	01/03/2023
Location	18 Browning Road Dartford Kent DA1 5ET		
Proposal	Application for a Lawful Development Certificate for proposed dormer window in rear elevation and roof lights to front elevation in connection with providing additional rooms in the roof space		
Ward	Temple Hill		
Decision	Planning Permission not Required		
Officer	Mrs B Lidster		

Plan Ref	23/00077/LDC	**Date Issued**	01/03/2023
Location	36 Nelson Road Dartford Kent DA1 3EJ		
Proposal	Application for a Lawful Development Certificate for proposed provision of a dormer window in rear elevation in connection with providing additional rooms in the roof space and erection of a single storey rear extension		
Ward	West Hill		
Decision	Permission Required, Exceeds 3m in depth; greater than 50% of width of property		
Officer	Mrs B Lidster		

Plan Ref	23/00075/TPO	**Date Issued**	01/03/2023
Location	5 Shears Close Dartford Kent DA1 2TL		
Proposal	Application for T1 (TPO) - Very Large Oak - Crown reduction to reduce the crown by 2m (current diameter is approx 20m and proposed diameter approx 18m, current height is approx 20 metres and proposed height approx 18m) and remove any dead wood; T2 - Magnolia - Prune back from the building by 2m (currently the diameter is approx 8m resulting in a 6m diameter) subject to Tree Preservation Order No.2 1999.		
Ward	Princes		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	23/00045/CDNA	**Date Issued**	01/03/2023
Location	46-58 Lowfield Street Dartford Kent DA1 1HJ		
Proposal	Submission of details pursuant to condition 6 parts 2 & 3 (contamination) relating to planning permission DA/21/00273/FUL for demolition of existing buildings and erection of 71 residential dwellings (Use Class C3), with associated landscaping, car parking, and infrastructure.		
Ward	Town		
Decision	Approval of Details for Conditions		
Officer	Mrs Emma Eisinger		

Plan Ref	22/01425/VCON	**Date Issued**	01/03/2023
Location	Kingdom Hall Watling Street Dartford Kent DA2 6EP		
Proposal	Erection of a single storey detached building for provide Christian Meeting Hall to replace fire damaged building as originally approved under DA/07/00443/FUL (incorporating variation of condition 7 to allow the use during weekdays, Saturday mornings, and bank holidays and the condition to read: The use shall not be carried on outside the hours of 1000 to 2200 Mondays to Sundays unless otherwise agreed in writing by on or behalf of the District Planning authority).		
Ward	Stone House		
Decision	Application approved		
Officer	Corinna Griffiths		

Plan Ref	23/00030/CPO	**Date Issued**	02/03/2023
Location	Land Adjacent Oakwood And At Bungalow Yard Watling Street Bean Kent DA2 8AH		
Proposal	Consultation on erection of a storage building with mezzanine floor to facilitate a change of use from trailer and vehicle parking (sui generis) to clinical waste transfer station (sui generis) at Bungalow Yard together with re-siting of existing vehicular access, and change of use from clinical waste transfer station (sui generis) to trailer and vehicle parking (sui generis) at Oakwood Yard within Ebbsfleet Development Corporation		
Ward	Bean & Village Park		
Decision	Objection, inappropriate development in the green belt		
Officer	Steven Bell		

Plan Ref	22/01104/FUL	**Date Issued**	03/03/2023
Location	55 The Green Darenth Kent DA2 6JT		
Proposal	Erection of a single storey rear extension and front porch		
Ward	Bean & Village Park		
Decision	Application Permitted		
Officer	Jas Bansil		

Plan Ref	23/00032/FUL	**Date Issued**	03/03/2023
Location	19 Bayly Road Dartford Kent DA1 1UY		
Proposal	Raising height of and alteration to roof from hip ends to gable ends for provision of first floor flat roof rear extension with Juliette balcony and roof lights in front elevation in connection with providing additional rooms in the roof space		
Ward	Newtown		
Decision	Application Permitted		
Officer	Mrs B Lidster		

Plan Ref	23/00027/TPO	**Date Issued**	03/03/2023
Location	19 The Grove Swanscombe Kent DA10 0AD		
Proposal	Application for 1 No. Cherry tree in rear garden - Reduce the crown all over by an average of 2m, leaving a finished radius of approx 4m as per annotated photo subject to Tree Preservation Order No.6 2017		
Ward	Swanscombe		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	22/01490/TPO	**Date Issued**	03/03/2023
Location	24 Pincroft Wood Longfield Kent DA3 7HB		
Proposal	Application to reduce large branch by at least 3 metres and other branches by at least 2 metres (estimated finished dimensions 25m height, 5m spread) of 1 Ash tree subject to Tree Preservation Order No.12 1982		
Ward	Longfield, New Barn & Southfleet		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	23/00034/FUL	**Date Issued**	03/03/2023
Location	41 Burnham Road Dartford Kent DA1 5AY		
Proposal	Erection of a front porch extension		
Ward	Burnham		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00023/FUL	**Date Issued**	03/03/2023
Location	36 Williams Way Dartford Kent DA2 7WF		
Proposal	Erection of a single storey rear extension including patio area and alteration to front gate		
Ward	Maypole & Leyton Cross		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00093/TPO	**Date Issued**	03/03/2023
Location	61 Lowfield Street Dartford Kent DA1 1JY		
Proposal	Application for Tree 1 - London Plane - Cut back from property by 2m, Crown thin by 20%, Crown lift to 6 metres, Remove dead and diseased wood subject to Tree Preservation Order No.1 1976		
Ward	Town		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	23/00095/TPO	**Date Issued**	03/03/2023
Location	73 Woodlands Park Bexley Kent DA5 2EN		
Proposal	Application for T1-Oak tree full removal subject to Tree Preservation Orders No.4 2017 and No.1 2020		
Ward	Joydens Wood		
Decision	Application refused, Unnecessary and unjustified		
Officer	Mrs B Lidster		

Plan Ref	23/00013/FUL	**Date Issued**	03/03/2023
Location	5 Sanderling Way Stone Kent DA9 9RQ		
Proposal	Provision of dormer windows in front and rear elevations in connection with providing additional rooms in the roof space		
Ward	Stone Castle		
Decision	Application Permitted		
Officer	Mrs B Lidster		

Plan Ref	23/00035/FUL	**Date Issued**	06/03/2023
Location	33 Wilmington Court Road Wilmington Kent DA2 7AT		
Proposal	Erection of a single storey rear extension.		
Ward	Maypole & Leyton Cross		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	22/01525/FUL	**Date Issued**	06/03/2023
Location	10 Hurlfield Wilmington Kent DA2 7BH		
Proposal	Erection of a detached log cabin for use as a beauty salon (retrospective application) (To change temporary permission to permanent permission)		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Application Permitted		
Officer	Abigail Lavery		

Plan Ref	23/00026/FUL	**Date Issued**	06/03/2023
Location	61 Birchwood Road Wilmington Kent DA2 7HF		
Proposal	Raising height of roof and extension to roof in connection with providing additional rooms in the roof space and erection of a single storey rear extension, conversion of existing garage into entrance hall		
Ward	Joydens Wood		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	22/01496/FUL	**Date Issued**	06/03/2023
Location	21 Knole Road Dartford Kent DA1 3JN		
Proposal	Raising height of roof for erection of a part single storey, part three storey rear extension and to provide additional rooms in the roof space and erection of a front porch canopy and first floor front extension		
Ward	Heath		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00038/TDA	**Date Issued**	07/03/2023
Location	Grass Verge Princes Road Rear Of 60-62 Windsor Drive Dartford		
Proposal	Application for determination pursuant to Schedule 2 Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the proposed 20m monopole accommodating antennas and 2no. 600mm dishes with 7no. ground based cabinets		
Ward	Heath		
Decision	REFTDA - Prior approval Refused, Adverse impact on Street Scene		
Officer	Steven Bell		

Plan Ref	22/01172/FUL	**Date Issued**	08/03/2023
Location	4 - 5 Victoria Wharf Victoria Road Dartford Kent DA1 5AJ		
Proposal	To raise the roof of the building by 1.4 m together with raised parapet walls to the front and rear of the building to facilitate an additional 1096sqm. Of additional floor space for b8 use (self storage units) within a new first and second floors and associated alterations		
Ward	Town		
Decision	Application Withdrawn		
Officer	Abigail Lavery		

Plan Ref	22/01146/RCON	**Date Issued**	08/03/2023
Location	182 Shepherds Lane Dartford Kent DA1 2PW		
Proposal	Removal of conditions 2 and 4 of planning permission DA/09/00298/FUL which restricted the use of the annexe to a named person		
Ward	Heath		
Decision	Removal of Condition - Approval		
Officer	Mrs B Lidster		

Plan Ref	22/01125/FUL	**Date Issued**	08/03/2023
Location	9 Birchwood Road Wilmington Kent DA2 7HF		
Proposal	Raising height of roof for erection of a part two/part single storey rear extension and two storey front extension with elevational changes.		
Ward	Joydens Wood		
Decision	Application Permitted		
Officer	Jas Bansil		

Plan Ref	22/01410/FUL	**Date Issued**	09/03/2023
Location	Rear Of 66 And 68 Joydens Wood Road Bexley Kent DA5 2HT		
Proposal	Erection of 3 No. 4 bedroom chalet style detached bungalows, with associated parking, bin and cycle storage and amenity space and demolition of existing garages to facilitate creation of an access road		
Ward	Joydens Wood		
Decision	Application Refused - Unacceptable form of windfall development		
Officer	Abigail Lavery		

Plan Ref	23/00005/TPO	**Date Issued**	10/03/2023
Location	12 Heathwood Walk Bexley Kent DA5 2BP		
Proposal	Application for 1 No. Sycamore tree (Acer Pseudoplatanus) located adjacent to the driveway for 30% reduction (estimated finished dimensions 13m height, 7m spread) subject to Tree Preservation Order No.10 1981		
Ward	Maypole & Leyton Cross		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	23/00057/TDA	**Date Issued**	10/03/2023
Location	Land Opposite Thames Water Authority Hawley Road Hawley Kent		
Proposal	Application for determination pursuant to Schedule 2 Part 16 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the proposed 15.0m Phase 8 Monopole and associated ancillary works.		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	REFTDA - Prior approval Refused, Unacceptable design/appearance and impact on highway safety		
Officer	Steven Bell		

Plan Ref	23/00062/FUL	**Date Issued**	10/03/2023
Location	97 Cedar Drive Sutton At Hone Kent DA4 9EW		
Proposal	Erection of a single storey side extension and conversion of garage to habitable room		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Application Permitted		
Officer	Mrs B Lidster		

Plan Ref	23/00058/FUL	**Date Issued**	10/03/2023
Location	3 Ashwood Place Bean Kent DA2 8BD		
Proposal	Provision of a vehicle crossing onto B255		
Ward	Bean & Village Park		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00047/LDC	**Date Issued**	10/03/2023
Location	Cherry Orchard Primary Academy Cherry Orchard Castle Hill Ebbsfleet Valley Kent DA10 1AD		
Proposal	Application for a Lawful Development Certificate for erection of a detached building to provide SEN nursery to be used in connection with the main school Cherry Orchard Primary Academy		
Ward	Ebbsfleet		
Decision	Planning Permission not Required		
Officer	Abigail Lavery		

Plan Ref	22/01014/FUL	**Date Issued**	10/03/2023
Location	Jessamine Guest House 217 Hawley Road Dartford Kent DA1 1PU		
Proposal	Erection of a part two/part first floor rear extension with dormer windows in side roof slope for loft conversion to convert the existing B&B into 5 x 1 bed flats		
Ward	Princes		
Decision	Application Permitted		
Officer	Corinna Griffiths		

Plan Ref	23/00099/OBB	**Date Issued**	10/03/2023
Location	57 Top Dartford Road Hextable Swanley Kent BR8 7SG		
Proposal	Re-Consultation on demolition of the existing house and erection of a care home including associated access and landscaping works within Sevenoaks District Council		
Ward	Outside Borough Boundary		
Decision	No Response Required		
Officer	Steven Bell		

Plan Ref	23/00172/FUL	**Date Issued**	10/03/2023
Location	13 Squires Way Wilmington Kent DA2 7NN		
Proposal	Demolition of attached garage & side extension, raising height of roof to provide new first floor level and main roof with half dormers. Erection of a single storey side extension, entrance porch, alterations to existing rear extension and roof alterations to front ground floor outrigger		
Ward	Joydens Wood		
Decision	Application Withdrawn		
Officer	Samantha Mitchell		

Plan Ref	22/01486/FUL	**Date Issued**	10/03/2023
Location	7 Alfan Lane Wilmington Kent DA2 7HB		
Proposal	Hip to gable with front and rear dormers to provide additional rooms in the roof space, erection of a front porch and part two/part single storey rear extensions		
Ward	Joydens Wood		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00004/TPO	**Date Issued**	10/03/2023
Location	14 Pincroft Wood Longfield Kent DA3 7HB		
Proposal	Application to remove T1-T4 Hornbeam trees and 30% reduction (estimated finished dimensions 6m height, 4m spread) of 1 Cherry tree subject to Tree Preservation Order No.12 1982		
Ward	Longfield, New Barn & Southfleet		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	22/01452/OBB	**Date Issued**	10/03/2023
Location	Industrial Chemicals Stoneness Road West Thurrock Essex RM20 3AG		
Proposal	Consultation on construction of a Polyaluminium Chloride Plant and storage building (Class B2/ B8), external storage tanks, bunds, vehicular circulation areas, drainage infrastructure and other ancillary works; this plant and its associated infrastructure and works will involve the processing and storage of the following Hazardous Substances: IChlor (Aluminium chloride) Part 1, Section E, Environmental Hazard, E1 (Vessel VSL025); Polyaluminium Chloride Solution 10% or 18% Part 1, Section E, Environmental Hazard, E1 (Vessel VSL026); Polyaluminium Chloride Solution 10% or 18% Part 1, Section E, Environmental Hazard, E1 (Vessel VSL027); Polyaluminium Chloride Solution 10% or 18% Part 1, Section E, Environmental Hazard, E1 (Vessel VSL028); Polyaluminium Chloride Solution 10% or 18% Part 1, Section E, Environmental Hazard, E1 (Vessel VSL029); Polyaluminium Chloride Solution 10% or 18% Part 1, Section E, Environmental Hazard, E1 (Vessel VSL030); Polyaluminium Chloride Solution 10% or 18% Part 1, Section E, Environmental Hazard, E1 (Vessel VSL031); Aluminium chloride hydroxide sulphate Part 1, Section E, Environmental Hazard, E1 (Vessel VSL032); Polyaluminium Chloride Solution (High basicity product at 13%) Part 1, Section E, Environmental Hazard, E1 (Vessel VSL033); Polyaluminium Chloride Solution (High basicity product at 13%) Part 1, Section E, Environmental Hazard, E1 (Vessel VSL034). within Thurrock Council		
Ward	Outside Borough Boundary		
Decision	No Response Required		
Officer	Steven Bell		

Plan Ref	23/00046/FUL	**Date Issued**	10/03/2023
Location	61 Longfield Avenue Longfield Kent DA3 7LA		
Proposal	Erection of a single storey side/rear extension including decking area		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	22/01242/FUL	**Date Issued**	10/03/2023
Location	17 Myrtle Place Dartford Kent DA2 6ER		
Proposal	Erection of a first floor extension with Juliette balcony and dormer window at first floor		
Ward	Stone House		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00060/LDC	**Date Issued**	10/03/2023
Location	6 Hawley Vale Hawley Road Hawley Kent DA2 7RL		
Proposal	Application for a Lawful Development Certificate for proposed erection of a single storey extension, porch to front and dormer window in rear roof slope and roof lights in front roof slope in connection with providing additional rooms in the roof space		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Planning Permission not Required		
Officer	Mrs B Lidster		

Plan Ref	23/00061/FUL	**Date Issued**	10/03/2023
Location	6 Hawley Vale Hawley Road Hawley Kent DA2 7RL		
Proposal	Provision of rear box dormer and gable end dormer to front elevation in connection with providing additional rooms in the roof space		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Application refused, Obtrusive and prominent front dormer		
Officer	Mrs B Lidster		

Plan Ref	23/00048/FUL	**Date Issued**	10/03/2023
Location	22 Portman Close Bexley Kent DA5 2AQ		
Proposal	Garage conversion to habitable accommodation with an attached front/side extension and porch. Alterations to the rear/side elevation windows and doors and new rooflights		
Ward	Maypole & Leyton Cross		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00040/FUL	**Date Issued**	10/03/2023
Location	32 Maple Road Dartford Kent DA1 2QZ		
Proposal	Demolition of existing garage and erection of a new garage		
Ward	Princes		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00055/TPO	**Date Issued**	10/03/2023
Location	79 & 81 Summerhouse Drive Bexley Kent DA5 2EF		
Proposal	Application for T1 Sweet Chestnut (in garden 79 Summerhouse Drive), Reduce by approx 2-3 metres by cutting back to fenceline to provide sufficient clearance to property and remove deadwood; T2 Sycamore (in garden of 81 Summerhouse Drive) - Cut back to fence 4-5 branches to provide sufficient clearance to property subject to Tree Preservation Order No.4 1984		
Ward	Joydens Wood		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	23/00041/FUL	**Date Issued**	13/03/2023
Location	4X4 Van Centre 15-17 Heath Street Dartford Kent DA1 2LD		
Proposal	Removal of existing 'portakabin' type cabin and site of a new portable cabin 'marketing suite'		
Ward	Town		
Decision	Approval of permission for a temp period		
Officer	Steven Bell		

Plan Ref	22/00699/FUL	**Date Issued**	15/03/2023
Location	Unit R1 Maplehurst Close Dartford Kent DA2 7WX		
Proposal	Replacement of external compressors with 6 No new compressor units for the serve over counter, dry ager, multidecks and air conditioning to be housed in the existing external single storey plant room to the rear of the property		
Ward	Maypole & Leyton Cross		
Decision	Application Permitted		
Officer	Abigail Lavery		

Plan Ref	23/00170/NONMAT	**Date Issued**	15/03/2023
Location	23 High Street Swanscombe Kent DA10 0AG		
Proposal	Non-material amendment following grant of planning permission DA/21/00826/COU in respect of footprint of proposed surgery at the rear to be changed along with brickwork finish to external walls to replace block and render. Windows and doors changed. Provision of parapet wall.		
Ward	Swanscombe		
Decision	Refusal of non-material amendments, proposed changes to the plans are not considered to fall within the scope of the original permission		
Officer	Abigail Lavery		

Plan Ref	23/00161/PDE	**Date Issued**	15/03/2023
Location	3 Manor Close Wilmington Kent DA2 7AR		
Proposal	Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension		
Ward	Maypole & Leyton Cross		
Decision	Prior Approval Required and Refused, Overbearing impact		
Officer	Samantha Mitchell		

Plan Ref	22/01127/FUL	**Date Issued**	15/03/2023
Location	217 Summerhouse Drive Bexley Kent DA2 7PH		
Proposal	Erection of a single storey rear extension with raised platform, front entrance porch & creation of hardstanding to front & associated landscaping including front boundary wall		
Ward	Joydens Wood		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00179/NONMAT	**Date Issued**	15/03/2023
Location	The Orchards 10 The Coppice Bexley Kent DA5 2EA		
Proposal	Non-material amendment following grant of planning permission DA/22/00681/FUL for change to the external material finishes to the house and garage with the existing brown roof tiles replaced by plain grey tiles and the external walls finished in white K-Rend Render.		
Ward	Joydens Wood		
Decision	Approval of non-material amendments		
Officer	Samantha Mitchell		

Plan Ref	23/00134/TPO	**Date Issued**	15/03/2023
Location	3 & 5 Birchwood Drive Wilmington Kent DA2 7NE		
Proposal	Application for Ash Tree in No.5: Remove marked 'dog leg' branch and smaller branches over the driveway as per annotated photo; Oak in the front garden of No.5: Reduce the overhang to the house by approx 3m, Reduce the crown all over by an average of approx 2m to reduce the overall size of the tree while retaining the shape and form, Remove significant deadwood as per annotated photos; Holm Oak in No.5: Dismantle / Fell to near ground level the smaller stem in its entirety; Holm Oak in No.3: Thin the canopy by approximately 20%. all subject to Tree Preservation Order No.14 1981		
Ward	Joydens Wood		
Decision	Split decision; Unnecessary and unjustified		
Officer	Mrs B Lidster		

Plan Ref	22/00661/FUL	**Date Issued**	17/03/2023
Location	24 Bronte Grove Dartford Kent DA1 5EU		
Proposal	Erection of a single storey side extension and rear conservatory (retrospective application)		
Ward	Temple Hill		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00160/TPO	**Date Issued**	17/03/2023
Location	Car Park Entrance To Baker Crescent, 9 And 10 Summerhill Road Dartford Kent		
Proposal	Application for T1 Corsican Pine; Reduce back selected branches to good growth point to provide 1 metres clearance from parking space. Location rear garden 9 Summerhill Road T2 Sycamore; Twin stem sapling. Fell to ground level and remove all arisings. Location communal car park Baker Crescent T3 Sycamore; Reduce back overhang to edge of car park. Location communal car park Baker Crescent T4 Neighbouring pine and Elm reduce back to boundary fence. Location 10 Summerhill Road all subject to Tree Preservation Order No.2 2000		
Ward	West Hill		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	22/01522/FUL	**Date Issued**	17/03/2023
Location	49 Marcet Road Dartford Kent DA1 3AH		
Proposal	Erection of 2 No. 3-bed chalet bungalows and associated landscaping works and parking areas		
Ward	West Hill		
Decision	Application Permitted		
Officer	Abigail Lavery		

Plan Ref	23/00065/FUL	**Date Issued**	17/03/2023
Location	17 Bramble Avenue Bean Kent DA2 8BP		
Proposal	Erection of a part one / part two storey rear extension		
Ward	Bean & Village Park		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00018/FUL	**Date Issued**	17/03/2023
Location	151 Burnham Road Dartford Kent DA1 5AZ		
Proposal	Division of one dwelling into 2 self contained dwellings (retrospective application)		
Ward	Burnham		
Decision	Application Refused - Poor quality accommodation, harm to character and visual amenity, lack of parking provision, unacceptable conversion of a small property		
Officer	Abigail Lavery		

Plan Ref	23/00096/FUL	**Date Issued**	17/03/2023
Location	6 Western Terrace Dartford Kent DA1 3AY		
Proposal	Alterations to roof from hip to gable for dormer window in rear roof slope, roof lights in front roof slope and window in gable in connection with providing additional rooms in the roof space		
Ward	Heath		
Decision	Application Permitted		
Officer	Mrs B Lidster		

Plan Ref	23/00180/CPO	**Date Issued**	17/03/2023
Location	Bluewater Shopping Centre Upper Thames Walk Bluewater Greenhithe Kent		
Proposal	Re-Consultation from KCC on details of all proposed lighting including a lighting strategy that minimises the potential impact of lighting on foraging and commuting bats pursuant to condition 17 of planning permission DA/19/1549 for a new tunnel (the Bean Road Tunnel) and associated road works to include bus, cycling and pedestrian access to the east of Bluewater Shopping Centre to link to the Eastern Quarry development, including tree planting at land adjacent to lake 5 and tunnel infilling		
Ward	Stone Castle		
Decision	No Observations		
Officer	Steven Bell		

Plan Ref	23/00054/FUL	**Date Issued**	20/03/2023
Location	35 Pincroft Wood Longfield Kent DA3 7HB		
Proposal	Erection of a single storey side extension and part single storey part two storey rear extension and alterations to existing front roof line and front dormers including new pitch dormer to rear and new roof design to garage with new porch		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00011/FUL	**Date Issued**	20/03/2023
Location	6 Coopers Cottages Hawley Road Hawley Kent DA2 7RQ		
Proposal	Erection of a single storey rear extension and a two-storey side extension including porch canopy		
Ward	Wilmington, Sutton-at-Hone & Hawley		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	21/01885/FUL	**Date Issued**	22/03/2023
Location	Tudor Court Green Street Green Road Dartford Kent DA1 1QF		
Proposal	Erection of a part single/part two storey rear extension		
Ward	Brent		
Decision	Application Refused - Significant impact on appearance and character of a non-designated heritage asset.		
Officer	Samantha Mitchell		

Plan Ref	23/00024/FUL	**Date Issued**	22/03/2023
Location	Darent Valley Hospital Darenth Wood Road Darenth Kent DA2 8DA		
Proposal	Two new plant rooms with associated works and ducting, one on the existing flat roof of the hospital at level 3 and one to the south of the main hospital buildings.		
Ward	Bean & Village Park		
Decision	Application Permitted		
Officer	Abigail Lavery		

Plan Ref	22/01446/FUL	**Date Issued**	22/03/2023
Location	45 Vale Road Dartford Kent DA1 2TU		
Proposal	Erection of a single storey rear extension and garage conversion to habitable room with associated alterations to front elevation		
Ward	Heath		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00121/TPO	**Date Issued**	22/03/2023
Location	Patra 2 Weird Wood Longfield Kent DA3 7HT		
Proposal	Application to remove a tree in rear garden subject to Tree Preservation Order No.2 1969		
Ward	Longfield, New Barn & Southfleet		
Decision	Application refused, Unnecessary and unjustified		
Officer	Mrs B Lidster		

Plan Ref	23/00128/TPO	**Date Issued**	22/03/2023
Location	Limetrees Pencroft Drive Dartford Kent DA1 2PB		
Proposal	Application to fell 1 X Lime tree (T1) subject to Tree Preservation Order No.13 1991		
Ward	West Hill		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	23/00130/TPO	**Date Issued**	22/03/2023
Location	25A Heathclose Road Dartford Kent DA1 2PU		
Proposal	Horse chestnut (T1) - Reduce large, over-extended bough to the south-west by 2-2.5 metres and reduce height and spread of the remaining crown by 1-1.5m, for a new crown spread of 4.5m (north), 5.5m (east), 6.5m (south) and 6m (west); lift crown to provide a 2m clearance from the house; and remove epicormic growth subject to Tree Preservation Order No.8 1991		
Ward	Heath		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	23/00276/EDCCON	**Date Issued**	22/03/2023
Location	Unit 3 79 Cherry Orchard Castle Hill Ebbsfleet Valley Kent DA10 1AD		
Proposal	Consultation on application for change of use of Unit 3 from use as a shop (Use Class A1), financial and provisional services (Use Class A2), café or restaurant (Use Class A3) or hot food takeaway (Use Class A5) to allow use as a shop (Use Class E(a)), financial and provisional services (Use Class E(c)), café or restaurant (Use Class E(b)), dentist (Use Class E(e)), nail bar (Sui Generis) and/or beauty aesthetics salon (Sui Generis) within Ebbsfleet Development Corporation		
Ward	Ebbsfleet		
Decision	No Objection		
Officer	Steven Bell		

Plan Ref	22/01485/FUL	**Date Issued**	22/03/2023
Location	28 Hazel Road Dartford Kent DA1 2SE		
Proposal	Erection of a single storey side and part one/ part two storey rear extension		
Ward	Princes		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00155/PDE	**Date Issued**	22/03/2023
Location	23 Cedar Road Dartford Kent DA1 2SF		
Proposal	Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension		
Ward	Princes		
Decision	Prior Approval Not Required		
Officer	Mrs B Lidster		

Plan Ref	23/00150/PDE	**Date Issued**	22/03/2023
Location	12 Roseberry Gardens Dartford Kent DA1 2NX		
Proposal	Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension		
Ward	West Hill		
Decision	Prior Approval Not Required		
Officer	Mrs B Lidster		

Plan Ref	23/00008/FUL	**Date Issued**	22/03/2023
Location	41 Humber Road Dartford Kent DA1 2TG		
Proposal	Provision of dormer window in rear roof slope and roof lights in front roof slope in connection with providing additional rooms the roof space		
Ward	Burnham		
Decision	Application Permitted		
Officer	Mrs B Lidster		

Plan Ref	23/00100/TPO	**Date Issued**	22/03/2023
Location	73 Woodlands Park Bexley Kent DA5 2EN		
Proposal	Application for T1-Oak tree, reduce crown by approximately 2-3 metres back to appropriate growth points (estimated finished dimensions approx 8-10 metres height and 6-8 metres spread), remove any existing deadwood and remove any epicormic growth at the base of the trunk subject to Tree Preservation Orders No.4 2017 and No.1 2020		
Ward	Joydens Wood		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	23/00110/FUL	**Date Issued**	22/03/2023
Location	2 Dene Drive Longfield Kent DA3 7JR		
Proposal	Erection of a single storey side/rear extension		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Permitted		
Officer	Mrs B Lidster		

Plan Ref	23/00103/TPO	**Date Issued**	22/03/2023
Location	8 The Hollies Longfield Kent DA3 7HU		
Proposal	Application for removal of 1 No. Common Ash Tree subject to Tree Preservation Order No's 7 1988, 12 1995 and 6 1973		
Ward	Longfield, New Barn & Southfleet		
Decision	Consent for TPO		
Officer	Mrs B Lidster		

Plan Ref	22/01198/FUL	**Date Issued**	23/03/2023
Location	Yard Rear Of 147 Colney Road Dartford Kent DA1 1TG		
Proposal	Erection of a 2-storey 3-bed detached dwelling with parking, amenity and landscaping.		
Ward	Newtown		
Decision	Application Permitted		
Officer	Abigail Lavery		

Plan Ref	23/00175/PDE	**Date Issued**	24/03/2023
Location	7 Wood Close Bexley Kent DA5 2HX		
Proposal	Determination pursuant to Schedule 2, Part 1 (Class A.1 (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015 as to whether prior approval is required for the erection of a single storey rear extension		
Ward	Joydens Wood		
Decision	Prior Approval Required and Refused, Within 2 metres of the boundary and the height of the eaves of the enlarged part would exceed 3 metres		
Officer	Mrs B Lidster		

Plan Ref	23/00053/FUL	**Date Issued**	24/03/2023
Location	12 Ryecroft Longfield Kent DA3 7AU		
Proposal	Erection of a single storey extension to detached garage and conversion to annex		
Ward	Longfield, New Barn & Southfleet		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	23/00089/FUL	**Date Issued**	24/03/2023
Location	6 Silver Train Gardens Dartford Kent DA1 5QD		
Proposal	Erection of a single storey rear and part side extension		
Ward	Bridge		
Decision	Application Permitted		
Officer	Samantha Mitchell		

Plan Ref	22/01247/EDCCON	**Date Issued**	24/03/2023
Location	Alkerden (Parcel 5A) Eastern Quarry Watling Street Swanscombe Kent		
Proposal	Consultation on discharge of Condition 9 (Air Source Heat Pumps) pursuant to reserved matters approval EDC/21/0128 within Ebbsfleet Development Corporation		
Ward	Ebbsfleet		
Decision	No Objection		
Officer	Steven Bell		